

MIAMI GREEN RESORT CONDOMINIUM OWNERS ASSOCIATION, PENANG

registered at the ROS under association no. 1618

Circular to all owners of the Miami Green Resort Condominium

17th January 2006

Dear neighbours !

re invitation to the "information event" on the coming weekend

Saturday 21st Jan. from 4 to 5 p.m.

Sunday 22nd Jan. from 11 to 12 a.m.

venue: at the Community Hall on 1st floor of the Miami Green Grand Tower

On behalf of our committee it is a pleasure for me to invite you all to this "information event"! All 12 members of the committee intend to make themselves available for you in order that everyone, not only the new fellow-owners, will have an opportunity to get all answers which you may have on your mind!

- 1./ All owners are becoming responsible for the management & maintenance of the common property areas during this year!
Once the Strata Title has been issued to the developer and consequently, once this S.T. has been transferred to a 1/3 part of us individual owners the developer will call for the "First AGM": on that event all owners, who are automatically members of the future Management Corporation, will vote and elect the council of that MC who will then take over and execute this responsibility (incl. the financial responsibility !) on behalf of all owners.

Please join our association!

As the possibility exists that the present members of our committee might be voted into that future Council of the future MC please do join our 'RA' (Residents Association) and make yourself familiar with the many details of your future responsibility and with the present members of our committee please!!!

- 2./ register your membership
On both days such owners who are not yet members of our association will be able to register their membership.
For an 'Ordinary Membership' kindly bring along
 - ◇ a copy of the front page of your S & P Agreement for verification purpose
 - ◇ RM 8.- as one-time-registration fee plus RM 12.- as annual membership fee
- 3./ Members who have not yet paid their annual membership fee for 2005 + 2006 will have the possibility and are kindly requested to please do so on this occasion.

Besides, the "Miami Green Strata Title Seminar" is displayed on our website and provides lots of detailed information...

- a Strata Title = is an owner's ultimate proof of ownership;
Strata Title Act, Strata Title Board Penang...the website tells it all!

- Maintenance Fees,

why everyone should pay up any open balance of his account...get it on our website!

Please make yourselves familiar with the details of the responsibility that is coming on to you!

If you are "residents only" but not the owner of the condo in which you stay: kindly do pass on this circular to your landlord please because we need him to be aware of the developments!!!

With kind regards,
Jens Kehrhahn
- Honorary Chairman -

On the reverse side :
a proxy for our RA
to be completed please
by outstationed owners

website: <http://miamigreen.QUALTY.NET>

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