



A LA ATENCIÓN

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LA COMUNIDAD DE PROPIETARIOS APARTAMENTOS PUERTO PLATA

SERVATUR S.A.

SUBJECT: FORMAL DEMAND REGARDING FIRE SAFETY, CIVIL LIABILITY, AND INSURANCE COVERAGE IN THE CONTEXT OF INDUSTRIAL CONSTRUCTION WORKS

The BOARD OF DIRECTORS of the ASOCIACIÓN APARTAMENTOS PUERTO PLATA, acting legitimately on behalf of the owners, residents, and occupants who comprise this collective within the tourist complex, addresses this administrative body with EXTREME URGENCY to request a written response, within a maximum period of 24 hours, regarding the following points concerning personal safety in the establishment:

FIRST.– STATUS OF THE FIRE PROTECTION NETWORK:

According to technical information gathered by this Association and visual verification by numerous affected parties, the general fire detection system and community alarms have been deactivated, removed, or partially dismantled due to simultaneous construction works in more than 100 apartments.

We demand that you certify in writing whether the building currently possesses an active fire warning and extinguishing system to protect the residents who continue to cohabit within the complex.

Asociación Apartamentos Puerto Plata

Avenida de la Cornisa 7 ● 35130 Puerto Rico ● Gran Canaria ● CIF: G26970160

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SECOND.– CONTAINMENT MEASURES AGAINST ELECTRICAL RISK IN UNITS UNDER RENOVATION:

Given the coexistence of active residential occupancy with the fact that more than one hundred apartments under construction managed by Servatur lack access doors and enclosures—housing inside live power lines, panel boards, and cables under active voltage completely exposed to the open air and without insulation—we demand that you clarify what specific technical prevention measures and risk sectorization you have adopted to prevent third parties or minors from accessing these danger zones, or to prevent a short circuit and structural fire from occurring.

THIRD.– NOTIFICATION TO THE BUILDING'S INSURANCE COMPANY:

We demand that you provide reliable information as to whether the insurance company of the Building's Multi-Risk Insurance Policy has been expressly notified in writing about the industrial magnitude of the current works (parallel renovation of more than 3,300 m² distributed over 5 floors under the direction of Servatur). As you are well aware under the Law, failure to communicate a substantial aggravation of risk exempts the insurer from coverage, leaving the entirety of the co-owners in absolute helplessness in the event of a catastrophic loss.

FOURTH.– DELIMITATION OF TORT AND CRIMINAL LIABILITY OF THE MANAGEMENT COMPANY:

Given the nullification of emergency fire systems in an occupied building undergoing partial demolition, we demand that you clearly identify by full name or corporate name:

- a) Who is the designated Health and Safety Coordinator for this macro-project.
- b) Which natural or legal persons will assume personal civil and criminal liability in the event of a fire causing material damage or loss of human life due to the lack of operational alarms.

This formal demand is made collectively under the duty of care required in property management.

Silence or an ambiguous response by the Community or the management company Servatur, given the gravity of what has been stated, will be used as pre-constituted evidence by this Association before the criminal courts and the authorities of Urban Discipline (Disciplina Urbanística) and Public Health to prove the concurrence of willful intent or gross negligence.

Awaiting your immediate response within the granted 24-hour period.

In Puerto Rico, on June 23, 2026.

The Board of Directors

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