



SUBJECT: Important Update from the Association: Pool Repairs, Legal News, and Our Future.

Dear Owners,

In response to the recent statement sent by the “Board2026 / Servatur” on April 16th, the Puerto Plata Owners’ Association would like to share our official position and several very positive news regarding the future of our complex.

1. Regarding the works and the pool closure

As it cannot be otherwise, the Association is fully in favor of the proper maintenance of our facilities. If there is a serious leak in the pump room, we support the draining of the pool and the urgent repair of the waterproofing to avoid further damage.

However, we find it alarming and unjustified that a closure of more than two months (until the end of June) has been announced. Repairing a leak does not require depriving owners and tourists of the pool for such a long time. This disproportionate duration leads us to well-founded suspicions that this closure will be used to carry out other major structural works (such as the construction of new apartments in common areas) under the guise of "maintenance." We demand full transparency regarding the real scope of the works to be carried out during these two months.

2. Good News: Progress in the Courts

We want to share some excellent news. The legal work we have initiated is already bearing fruit. The Court has admitted our petition regarding the irregularities of the assemblies held on January 13th and March 26th, and we already have a court hearing scheduled for early next month.

This is a huge and very positive step. It means that very soon, a judge will impartially review everything that is happening with the administration, the works, and the management of our common areas carried out by Servatur S.A. The judicial machinery is already in motion to protect our rights and our property against this type of abuse and impositions.

Asociación Apartamentos Puerto Plata

Avenida de la Cornisa 7 • 35130 Puerto Rico • Gran Canaria • CIF: G26970160
info@aapuertoplata.com • www.aapuertoplata.com



3. One more important step: we are the only operating company for the Puerto Plata apartments

What may seem surprising at first glance reflects the reality: **Servatur S.A. does not hold a license for tourist rentals in Puerto Plata.**

Since **19 March 2026**, our company, holding license number **2026-T1790**, issued by the **Gran Canaria Tourism Board**, has been the **only officially authorized operating company** and the legal successor to **Vistaflor** (non-hotel category).

We represent a modern, fair, and owner-focused solution.

Our proposal is aimed at all owners who do not wish to be tied for many years to rigid contracts or to lose essential ownership rights, including the private use of their property.

What sets us apart:

- Maximum flexibility
- Absolute transparency
- Free private use outside rental periods

Our vision

Our goal is not for a single company to maximize profits through rentals. In this sense, we see ourselves as a key element in protecting our property and preventing it from falling into the hands of large investors.

Have we sparked your interest? Do not hesitate to contact us — we will be happy to inform you personally and in full detail.

4. Fair and Real Selling Options: Protect the value of your property

We are aware that the current situation of pressure and uncertainty may lead some owners to consider selling their apartments. We want to inform you that we have recently received offers from independent private buyers who are very interested in acquiring properties in Puerto Plata, offering prices that significantly improve the low offers being made by Servatur S.A.

If, given the circumstances, you are thinking of selling, we advise you not to undersell your heritage out of fear or pressure. If you wish, you can contact us by sending an email with total confidentiality to info@aapuertoplata.com, and we will put you in direct contact with these buyers so you can evaluate options that are much fairer and more profitable for you.

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Next Steps

Firstly, we remind you that it is vital not to cancel your garbage collection payments (as suggested by Servatur S.A.) to avoid losing legal control over your taxes.

Secondly, for those who have not yet done so, it is urgent to send the email of opposition to the agreements of March 26th. Why is it essential to oppose? Because these agreements were made irregularly and open the door to the alteration of our common areas without the unanimity required by law. If we do not send this email, Spanish law assumes that our silence is a vote in favor. To be able to defend your rights in court and stop these abuses, we need your formal opposition to be on record.

ANNEX: Instructions for sending the opposition (Copy and Paste) Please send an email before the 30-day deadline expires by following these steps:

- **To:** Board26plata@gmail.com
- **Copy (CC):** info@aapuertoplata.com (*Very important: This allows the Association's lawyer to keep a legal record of the votes against to present them to the judge*).
- **Subject:** Oposición a la junta 26-03-2026
- **Copy and paste the following text into the message** (*remember to fill in your name and apartment number; the legal text must remain in Spanish*):

MANIFIESTO MI DISCREPANCIA Y OPOSICIÓN A TODOS Y CADA UNO DE LOS ACUERDOS ADOPTADOS EN LA ASAMBLEA GENERAL EXTRAORDINARIA DE 26-03-2026, ESPECIALMENTE EL CONSIGNADO EN EL PUNTO CUARTO DEL ORDEN DEL DÍA DEL ACTA, AL AMPARO DE LO DISPUESTO EN EL ART. 17.8 LPH.

I HEREBY FORMALLY STATE MY OBJECTION TO AND REJECTION OF ALL AND ANY RESOLUTIONS ADOPTED AT THE EXTRAORDINARY GENERAL MEETING OF OWNERS HELD ON 26 MARCH 2026, IN PARTICULAR THE RESOLUTION RECORDED UNDER ITEM FOUR OF THE AGENDA IN THE MINUTES, PURSUANT TO ARTICLE 17.8 OF THE SPANISH ACT ON HORIZONTAL PROPERTY (LPH).

Your name: _____ Your apartment number _____

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