



Puerto Plata 9.3.2026

Dear Sirs/Madams,

With reference to the **notice convening a General Meeting of Owners** sent by Ms _____ by email dated **06 March 2026**, I find it necessary to issue the following **WARNINGS**:

- 1. The notice of meeting fails to comply with the legally required formalities.**
- 2. The notice does not contain any signature or initials**, nor does it identify the person convening the meeting. This constitutes a breach of the provisions of **Article 16.2 of the Spanish Horizontal Property Act (Ley de Propiedad Horizontal)**.
- 3. The notice disregards the fact that the only lawful and legitimate governing board of the Owners' Community PUERTO PLATA**, with Tax Identification Code **CIF H-35031228**, is the one **unanimously appointed at the Extraordinary General Meeting held on 12 January 2026**.

This is the **only body legally authorised to represent the Community**. It is hereby noted that the resolutions adopted at the said Extraordinary General Meeting, which were passed in full compliance with all legal requirements, **have not been challenged** and, pursuant to **Articles 18 and 19.3 of the Horizontal Property Act**, as well as the relevant case law interpreting those provisions, **are fully valid and enforceable**.

- 4. It is further stated that the self-styled "ordinary and extraordinary general meeting" allegedly held on 13 January 2026**, together with any resolutions adopted therein, **lack any legal validity or effect**.

In light of the foregoing, you are hereby FORMALLY AND EXPRESSLY REQUIRED as follows:

First, to render void the notice convening the General Meeting of Owners scheduled for **26 March 2026**, and to formally cancel said meeting.

Second, to **immediately cease and desist from carrying out any acts or actions** that contravene or contradict the resolutions adopted at the Extraordinary General Meeting of the Owners' Community held on **12 January 2026**.