



URGENT NOTICE

SUBJECT: IMPORTANT INFORMATION REGARDING THE FUTURE OF PUERTO PLATA

Puerto Rico, 9 February 2026

The Board of Directors of the Homeowners' Association **PUERTO PLATA**, appointed at the Extraordinary General Meeting on 12-01-2026 and currently the only **LEGAL AND LEGITIMATE** governing body, has been made aware of a series of emails/communications sent to property owners **demanding that the use of their apartments be transferred to the hotel operator SERVATUR, S.A.**

As these communications clearly aim to intimidate owners and do **not** provide complete or objective information that would allow them to make decisions aligned with their best interests, we are obliged to inform you of the following:

First

We remind all owners that **Mr. _____** (former secretary of the community) and **Mr. _____** (former vice-president and acting president of the community) were **dismissed with immediate effect** at the Extraordinary General Meeting held on 12-01-2026.

Therefore, **any decisions or actions taken by these individuals after 12-01-2026 have no legal effect or validity** for the community. This includes **any acts, contracts, or documents** signed by them that could in any way affect or bind the Community.

Second

The above-mentioned individuals, and others acting on their behalf or under their instruction, are **demanding that each and every owner of PUERTO PLATA transfer the use of their apartments to the tourism operator SERVATUR, S.A.**, under conditions that **many owners still do not know**.

Third

With their actions, these individuals attempt to ignore an undeniable reality in PUERTO PLATA: For many years now, our complex has been characterised by a **predominantly residential use, unrelated to tourism**.

Indeed, the vast majority of owners have used their apartments as **first or second homes**, or for **long-term or seasonal rentals**, all of it with the full knowledge and implicit approval not only of the community's representatives, but also of the **competent administrative authorities** (both local and regional).

This was precisely the reason why the company **LOJMAN INVESTMENT, S.L. – Vistaflor Puerto Plata** –, identified as the **sole operating entity in the Puerto Plata complex** (according to the report of 08-01-2026 from the Tourism Establishment Renewal Office of the Island Council of Gran Canaria), decided to **cease its activity permanently**, as it could no longer manage more than 30% of the apartments in the complex.



The dismissed individuals and those acting on their behalf are not only ignoring this long-standing and verifiable reality, but are also **seeking to unfairly deprive owners of the continued use of their apartments**, forcing them to hand over their properties to a third party under conditions that remain unknown.

Furthermore, they have already announced their intention to carry out **renovation works in the complex**, works that would undoubtedly benefit the tourism operator in terms of competitiveness and profit—**but for which the owners themselves would be required to pay**, through **special assessments (derrama) or extraordinary fees**, which are expected to be substantial.

And in addition to these special assessments, **the regular community fees would also increase**.

This is explicitly stated in the contract sent to the owners by email on 22-11-2025—a contract signed by the resigned president (for reasons still unknown), whose **clauses were drafted without informing the owners in advance**, as should have been done.

In particular, clause **3.3, last paragraph (p. 8)** states the obligation to convene an **extraordinary general meeting “in order to adjust the community fees” to the new situation**, which, in plain language, clearly means a **significant increase in contributions**.

In summary

If owners do **not** unite and take a stand, we will be forced to:

- pay **LARGE SUMS OF MONEY** in special assessments and increased fees, and
- be **DEPRIVED OF THE USE OF OUR OWN APARTMENTS**, which we have acquired through great effort, allowing others to make decisions that will undoubtedly **harm us irreversibly in the future**.

AND WHAT DOES THAT FUTURE LOOK LIKE?

The one that **each and every owner decides**, free from undue pressure and in full exercise of our rights.

Given the specific circumstances of our complex, we believe it is **advisable** to rely on the legal benefits established under **Law 6/2025 of 10 December**, the recently approved law on the sustainable regulation of tourist housing in the Canary Islands.

Its **sixth transitional provision** addresses the ongoing challenge in many tourist areas of the archipelago—namely, the reconversion of tourist establishments that have become heavily residential, as is our case.

The explanatory statement of the Law states:

“The regulation offers a specific mechanism for the specialisation of certain buildings into exclusive residential use, where the circumstances of the area or the buildings themselves justify it. It also introduces additional measures such as the suspension or non-initiation of sanctions concerning the obligation to maintain effective tourist use...”



The Law establishes—this is very important—that **within three years from its entry into force (i.e., within three years from 13-12-2025)**, owners of tourist-classified buildings who can demonstrate **inviability of tourist exploitation** (under current regulations or due to economic unprofitability), or **intense residential use that is difficult to reverse**, may request the **change of use to residential**, for the entire plot and buildings, from the corresponding municipal authority.

BY REQUESTING THE CHANGE TO RESIDENTIAL USE, WE ACHIEVE THE FOLLOWING:

1. Owners will be able to freely decide, in accordance with the law,

whether to use their apartments as:

- first or second residences,
- personal holiday stays, or
- rentals to third parties, in compliance with regulations.

2. Owners will NOT be unfairly forced

to dedicate their homes exclusively to tourist use, nor be tied to a **single operator**, whether SERVATUR S.A. or any other, which could impose unfavourable conditions knowing that owners have no alternative.

We therefore believe that, **in order to defend the interests of the owners of PUERTO PLATA**, and considering the specific characteristics of our complex, adopting this legal route is the most reasonable and appropriate path.

THIS NOTICE SERVES TO ADVISE ALL OWNERS

to make the decision that best suits their interests.

- Make your decisions **without pressure or threats**.
- **Do not sell or transfer the use of your apartments** without being fully informed.
- **Your apartments are worth more than some would have you believe.**

If you have any questions, comments, or observations, please feel free to contact us at: **puertoplatainfos@gmail.com** or via WhatsApp.

Sincerely,

The Board of the Puerto Plata Owners' Community