



INFORMATION CIRCULAR

Dear apartment owners,

Asociación Apartamentos Puerto Plata has already informed Mogán Town Council in several letters of possible irregularities in the building works at the Puerto Plata complex initiated or carried out by SERVATUR, S.A. and the de facto representatives of the community of owners. So far, we have received only unclear or evasive replies. No specific information has been provided regarding possible shortcomings in the safety measures or the overall legality of the works. Therefore, together with our lawyer, we have now submitted a further formal application. Its purpose is to prompt the Town Council to carry out a transparent review and issue a reasoned decision, while also establishing the basis for taking legal action, if necessary, against an inadequate administrative review.

What has the Town Council been asked to examine?

In simple terms, the Town Council has been asked to check, among other matters, the following:

- the **safety** of the areas in which work is being carried out, including corridors, access points and escape routes;
- the operation of the **fire detection and alarm system** while the works are in progress;
- the enclosure of and access control to units under construction, as well as the **protection of electrical and drainage installations**;
- the removal, proper demarcation and signage of materials, waste and containers located in common areas, parking areas or on public roads;
- the situation regarding signage and the affected public parking spaces at the access point near the swimming pool;
- whether the measures already carried out, including certain **newly installed doors**, are covered by the relevant documentation and administrative authorisations.

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Request for the precautionary suspension of the works

As the principal measure, a **precautionary suspension of the works** has also been requested while the Town Council carries out the necessary checks concerning the administrative authorisations and the safety conditions.

Alternatively, it has been requested that at least those works or uses that may affect fire protection, escape routes, common passageways, exposed installations, drainage or parking areas be temporarily suspended until any deficiencies have been remedied and verified by the competent authority.

The Association does not oppose lawful renovation and maintenance works

Asociación Apartamentos Puerto Plata wishes to make it clear that it **does not oppose construction, renovation or maintenance works**.

However, we insist that **all works must be carried out in accordance with the applicable regulations and with respect for the legitimate rights and interests of all owners in the Puerto Plata complex**. The measures taken before the Town Council are therefore not intended to prevent duly authorised and safe works, but to verify that their execution complies with the applicable legal, administrative and safety requirements. The claims made by Servatur S.A. and the de facto representatives of the community of owners that the Association's actions are causing delays to the works are false. Our sole objective is to prevent the continuation of unlawful actions that run counter to the rights and interests of the owners.

It should be recalled that a judge has already found that decisions were adopted within the community of owners that were **“clearly detrimental” and that “favoured Servatur to the detriment of the community and some of the co-owners”**. These are the express terms used in the order of the Court of First Instance No. 3 of San Bartolomé de Tirajana dated 15 May 2026, concerning a decision adopted at the ordinary general meeting of owners held on 26 March 2026.

This ruling underlines the importance of ensuring that decisions and works affecting the complex are adopted and carried out within the legal framework and with respect for the owners' common interests.

For this reason, we have also secured legal assistance in this matter from the same lawyer who previously achieved a favourable outcome. The Association will keep the owners informed of the measures taken and of any replies communicated by Mogán Town Council.



Who has been responsible for Puerto Plata since 1 March?

Since Servatur took over the management on 1 March 2026, it has not been clear to us what duties and responsibilities the de facto representatives of the community of owners continue to perform. It also remains unclear who is authorised to operate the community account, into which all owners are expected to pay 197 euros each month, and which specific services are financed by these contributions. If key decisions and processes are in practice controlled by

Servatur, we can no longer identify any independent representation of the owners' interests. However, our interests cannot be left solely in the hands of a company that understandably also pursues its own commercial objectives. **We therefore demand full transparency, clearly identified persons responsible, and an awareness that every action may have legal and financial consequences.**

This is precisely why we stand united as an association and will defend our rights consistently, including before the courts if necessary. We extend our heartfelt thanks to everyone who supports us morally, actively and financially. Without this solidarity, much of our work would not be possible.

We wish you a pleasant weekend!

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