

Gran Pacifica

Security Protocol & Resort Fee

Resort and hotel fees are a fact of life in many full-service hotels and resorts around the world; both branded and independent. ECI Development is building and operating world-class resort communities. A security protocol for the safety of everyone, and the charging of resort fees to overnight rental guests and day-passes for visitors, is a necessary part of the system to provide safety, operation, and enjoyment for all residents and guests.

Over the past several years, Gran Pacifica has matured and attracted more visitors for both overnight stays and day visits. In a resort community such as ours, renters and day-use visitors are permitted to enter and utilize the amenities that the developer and/or property owners (via property owner fees) pay to build and maintain. Arguably, these amenities and our common areas see increased wear and tear due to the usage by these same visitors. There are other additional costs associated with permitting tourists to enter the resort, such as, increased security staffing levels, special event lifeguards, additional trash pick-up and the increased incidence of damage by non-owners. Therefore, the cost of these extra expenses should be borne by our day guests and overnight guests, rather than the property owners or ECI itself.

The resort fees are necessary to offset these costs and will be allocated between Gran Pacifica Resort (GPR) and the Gran Pacifica Master Association (GPMA). In addition to helping cover the additional costs, these fees will be used to help develop additional amenities and maintain the current amenities and infrastructure. The fees will also help to repair the damage to amenities or common areas, caused by persons who are not able to be identified and therefore cannot be held accountable for damage caused. Some of the existing amenities are Golf Course, Disc Golf, Horse Stables, Grass Tennis Court, Small Soccer Field and Gym. To increase the value for overnight renters, discounts on the existing amenities will apply.

Security Protocol & Resort Fee Amount (effective December 1st, 2022):

- For the security of all, upon entrance each vehicle will be required to fill out a brief entrance card to verify their identity and address location on property where they will be staying (or as a visitor for the day).
- Day visitors will be charged \$20/adult at the gate to enter. Children from 2 to 12 years old will be charged \$10. Children under 2 will enter at no cost. IVA (Added Value Tax of 15%) will be added to all day visitor fees.
- Overnight visitors will be charged based upon the number of bedrooms at the address they are renting. \$10/night for the first bedroom and \$7/night for each additional bedroom in the rental unit. Please note that the basis being used is the total number of bedrooms per unit, not necessarily the bedrooms being occupied by the overnight visitor(s). IVA (Added Value Tax of 15%) is to be added to all fees.
- Renters staying longer than 7 days will not be charged a resort fee, beginning on the 8th day.
- For owners whose houses are currently under construction, the same policy will apply when their house is completed, should they rent their property to overnight guests.
- For current owners who own a lot with no habitation, and who pay property owner fees annually, the resort fee will be waived when renting a home or condo from another owner. In order for this to apply, the property owner must be current on all property owner fees.

Collection of Fees:

- Fees for visitors (day pass) will continue to be collected by the security team, at the front entrance.
- Fees for overnight stays, plus IVA, will need to be charged to the renter, by the management company or rental agent responsible for managing each property's rental. In some cases, this may be the property owner.
 - Gran Pacifica will invoice the appropriate party on a monthly basis based upon the previous month's recorded rental activity. Payments will be due within 15 days of the invoice date.
 - Payments not made within 15 days of the invoice date will result in restrictions being placed on that party's future guest's entry to Gran Pacifica until payment is current. Late fees may apply.

Distribution of Fees:

- From the Resort fees collected for overnight and day visitors, 1/3 of the totals received per month will be paid to GPMA and the remainder will be paid to Gran Pacifica.

Owner Guests:

- As one of the privileges of owning property at Gran Pacifica, Owner's in good standing with the property owner's association are allowed unlimited personal guests at no charge given the following conditions:
 - All owners must contact the security office, at the front gate, on each occasion that a guest should be permitted to enter. There will be no permanent guest lists permitted.
 - Owners must currently be paying property owner fees on an annual basis and must be current on said fees.
 - Owners without a home (lot only) must always accompany their guests while the guests are on the property. Guests arriving at the gate without the owner or guests found to be unaccompanied by the owner on the property will be charged the Resort Fee.
 - Owners with a home who have guests (if they are onsite) will not be charged a resort fee.
 - Owner's long-term tenants (I.e., tenants renting for thirty or more consecutive days) acquire the rights from the Owners to host guests during their lease. However, anyone subleasing the property will be required to pay the appropriate resort fees.

Additional Stipulations:

- All home and condo owners who rent their units individually, or do so through a management company, are expected to ensure that each renter is notified of, and billed for, the resort fee.
- By Nicaraguan law, Gran Pacifica has the right to limit access through the gate to only the titled owners of a property and can exercise this right as required to ensure this property protection measure is adhered to.
- Gran Pacifica is a Resort Community with amenities and infrastructure in place. We envision the resort fee as a bridge to maintain and improve the standards of the current, and future, amenities and infrastructure.
- The security protocol and resort fee are subject to change.

We look forward to your support with this change in Security Protocol & Resort Fee policy and ask you to help us maintain the quality of the resort for all our residents.