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NOTARIAL COPY – ENGLISH TRANSLATION

OWNERS' COEXISTENCE REGULATIONS

LOT FOUR SUBDIVISION, QUILILCHE SECTOR – SANTA MARIA DE LA ESPERANZA SpA

Notarial Repertory No. 432-2026 · Granted on February 23, 2026 · Pucón, February 24, 2026.

Original certified by Notary Public Luis Enrique Espinoza Garrido, Pucón, with advanced electronic signature (Law No. 19,799), Certificate No. 123456845107, CUR F430-123456845107. Verify at http://fojas.cl.

Translation prepared directly from the Spanish original; this is not a sworn (official) translation.

Translator's notes: numbers are rendered in words as in the original, except tax roll codes, shown in digits (e.g., original "cero cero uno dos ocho guión cero cero uno ocho nueve" = 00128-00189). Spanish terms with no exact equivalent appear in parentheses on first use. "[sic]" marks evident errors in the original, translated as written (including repeated or skipped article numbers, and Article Thirty-Fifth, which lists items a, b, d, e... without a letter c).

FIRST BIMESTER OF THE YEAR 2026.-

REPERTORY No. 432.-

OWNERS' COEXISTENCE REGULATIONS.-

"LOT FOUR SUBDIVISION, QUILILCHE SECTOR – SANTA MARIA DE LA ESPERANZA SPA".-

PDV**********

In Pucón, commune of Pucón, Araucanía Region, Republic of Chile, on the twenty-third of February of the year two thousand twenty-six, before me, **LUIS ENRIQUE ESPINOZA GARRIDO**, Attorney-at-Law, Titular Notary Public of Pucón, with office at General Urrutia street, number two hundred eighty-three, office twenty-six, **APPEAR:** the company **"SANTA MARIA DE LA ESPERANZA SpA."**, a legal entity under private law and engaged in the line of business stated in its name, Unique Tax Roll (Rol Único Tributario) number seventy-six million five hundred sixty-five thousand three hundred seventy-one dash one, legally represented by Mr. ALEJANDRO MIGUEL ROJAS CASANOVA, Chilean, married with total separation of property, commercial agent, identity card number seven million sixteen thousand five hundred thirty-seven dash six, domiciled at Flor de Azucenas street, number sixty-five, apartment number thirty-two, commune of Las Condes, and passing through this city. The appearing party, a natural person of legal age, proves his identity with the aforementioned identity card, which he exhibits, and declares that it belongs to him, and states:

CLAUSE FIRST: Prior background: A) That the company "SANTA MARIA DE LA ESPERANZA SPA.", a legal entity under private law and engaged in the line of business stated in its name, is the owner of a real property designated as **LOT FOUR**, with a surface area of eleven hectares, resulting from the subdivision of a larger property designated as the San Manuel Estate, with a surface area of one hundred thirty-nine hectares, located in the locality of Quililche, commune of Pucón, province of Cautín, Ninth Region, as stated in the Subdivision Plan of the Zacarías Astudillo Rubilar Succession, file number three hundred thirteen, registered at folio (fojas) two thousand five hundred ninety-four, number one thousand six hundred sixty-seven, in the Property Registry of the Real Estate Registrar (Conservador de Bienes Raíces) of Pucón for the year two thousand sixteen, Tax Roll (Rol) number one hundred twenty-eight dash fifty-four, commune of Pucón, whose special boundaries are: NORTH: Quililche stream; Cunco-Curarrehue public road. EAST: seventy-three and seven hundred eighteen point five [meters] with Lot Five.- SOUTH: Cunco-Curarrehue public road, and one hundred thirty-six point six meters with Lot Ten. WEST: seven hundred fifty-nine point three meters and thirty meters, both with Lot Three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. **B)** That the property was subdivided into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The certificate of the Agricultural and Livestock Service (SAG) number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. **C)** That said property, subdivision and Plan

were modified by the development of roads, transit services, and water and electricity easements, and were filed at the Real Estate Registrar of Pucón under number two hundred fifty-four and registered in the Mortgage Registry (Registro de Hipotecas) on the ninth of October of the year two thousand twenty-four at folio seven hundred seventy-eight, number one thousand five hundred fifty-four. Among the aforementioned lots, those currently owned by the subscriber of these Owners' Regulations are: **C-ONE) LOT FOUR point ONE**: with a surface area of FIVE THOUSAND FIVE HUNDRED SEVENTY square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: with the Cunco to Curarrehue public road; SOUTH: forty-four point zero eight meters with lot four point five of the same subdivision; EAST: one hundred fifteen point thirty-three meters with lot four point four of the same subdivision; WEST: one hundred forty-three point forty-one meters with lot four point two of the same subdivision. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00189, commune of Pucón.

C-TWO) LOT FOUR point TWO: with a surface area of SIX THOUSAND SIX HUNDRED NINETY-FIVE square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: with the Cunco to Curarrehue public road; SOUTH: forty-three point sixty-five meters with lot four point five of the same subdivision; EAST: one hundred forty-three point forty-one meters with lot four point three of the same subdivision; WEST: one hundred sixty-two point thirteen meters with Lot Three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00190, commune of Pucón.

C-THREE) LOT FOUR point THREE: with a surface area of FIVE THOUSAND FIVE HUNDRED SEVENTY square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: with the Cunco to Curarrehue public road; SOUTH: forty-four point zero eight meters with lot four point five of the same subdivision; EAST: one hundred fifteen point thirty-three meters with lot four point four of the same subdivision; WEST: one hundred forty-three point forty-one meters with lot four point two of the same subdivision. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The

aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00191, commune of Pucón.

C-FOUR) LOT FOUR point FOUR: with a surface area of FIVE THOUSAND NINE HUNDRED THREE square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: with the Cunco to Curarrehue public road; SOUTH: fifty-three point twelve meters with lot four point five of the same subdivision; EAST: one hundred twelve point nineteen meters with lot five; WEST: one hundred fifteen point thirty-three meters with lot four point three of the same subdivision. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00192, commune of Pucón.

C-FIVE) LOT FOUR point FIVE: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-EIGHT square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred forty point eighty-five meters with lot four point two, lot four point three and lot four point four of the same subdivision; SOUTH: one hundred forty point forty-eight meters with lot four point six of the same subdivision; EAST: forty-four point thirty-seven meters with lot five; WEST: forty-four point thirty-eight meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00193, commune of Pucón.

C-SIX) LOT FOUR point SIX: with a surface area of SIX THOUSAND TWO HUNDRED FORTY-EIGHT square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred forty point forty-eight meters with lot four point five of the same subdivision; SOUTH: one hundred forty point eleven meters with lot four point seven of the same subdivision; EAST: forty-four point fifty-six meters with lot five; WEST: forty-four point fifty-seven meters with lot three. The property's roll is registered at folio two thousand eight,

number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00194, commune of Pucón.

C-SEVEN) LOT FOUR point SEVEN: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-EIGHT square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred forty point eleven meters with lot four point six of the same subdivision; SOUTH: one hundred thirty-nine point seventy-four meters with lot four point eight of the same subdivision; EAST: forty-four point sixty meters with lot five; WEST: forty-four point sixty-two meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00195, commune of Pucón.

C-EIGHT) LOT FOUR point EIGHT: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-EIGHT square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred thirty-nine point seventy-four meters with lot four point seven of the same subdivision; SOUTH: one hundred thirty-nine point thirty-seven meters with lot four point nine of the same subdivision; EAST: forty-four point seventy-two meters with lot five; WEST: forty-four point sixty-three meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00196, commune of Pucón.

C-NINE) LOT FOUR point NINE: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-EIGHT square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred thirty-nine point thirty-seven meters with lot four point eight of the same subdivision; SOUTH: one hundred thirty-nine meters with lot four point ten of the same subdivision; EAST: forty-four point eighty-four meters with lot five; WEST: forty-

four point eighty-six meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00197, commune of Pucón.

C-TEN) LOT FOUR point TEN: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-SEVEN square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred thirty-nine meters with lot four point nine of the same subdivision; SOUTH: one hundred thirty-eight point sixty-three meters with lot four point eleven of the same subdivision; EAST: forty-four point ninety-six meters with lot five; WEST: forty-four point ninety-seven meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00198, commune of Pucón.

C-ELEVEN) LOT FOUR point ELEVEN: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-EIGHT square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred thirty-eight point sixty-three meters with lot four point ten of the same subdivision; SOUTH: one hundred thirty-eight point twenty-five meters with lot four point twelve of the same subdivision; EAST: forty-five point zero eight meters with lot five; WEST: forty-five point zero nine meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-00199, commune of Pucón.

C-TWELVE) LOT FOUR point TWELVE: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-SEVEN square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred thirty-eight point twenty-five meters with lot

four point eleven of the same subdivision; SOUTH: one hundred thirty-seven point eighty-eight meters with lot four point thirteen of the same subdivision; EAST: forty-five point twenty meters with lot five; WEST: forty-five point twenty-one meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-001200, commune of Pucón.

C-THIRTEEN) LOT FOUR point THIRTEEN: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-SEVEN square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred thirty-seven point eighty-eight meters with lot four point twelve of the same subdivision; SOUTH: one hundred thirty-seven point fifty meters with lot four point fourteen of the same subdivision; EAST: forty-five point thirty-two meters with lot five; WEST: forty-five point thirty-three meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-001201, commune of Pucón.

C-FOURTEEN) LOT FOUR point FOURTEEN: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-EIGHT square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred thirty-seven point fifty meters with lot four point thirteen of the same subdivision; SOUTH: one hundred thirty-seven point twelve meters with lot four point fifteen of the same subdivision; EAST: forty-five point forty-five meters with lot five; WEST: forty-five point forty-six meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-001202, commune of Pucón.

C-FIFTEEN) LOT FOUR point FIFTEEN: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-SEVEN square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred thirty-seven point twelve meters with lot four point fourteen of the same subdivision; SOUTH: one hundred thirty-six point seventy-four meters with lot four point sixteen of the same subdivision; EAST: forty-five point fifty-seven meters with lot five; WEST: forty-five point fifty-nine meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-001203, commune of Pucón.

C-SIXTEEN) LOT FOUR point SIXTEEN: with a surface area of SIX THOUSAND TWO HUNDRED THIRTY-SIX square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred thirty-six point seventy-four meters with lot four point fifteen of the same subdivision; SOUTH: one hundred thirty-six point thirty-seven meters with lot four point seventeen of the same subdivision; EAST: forty-five point sixty-nine meters with lot five; WEST: forty-five point seventy-one meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. The aforementioned lot comes from a subdivision into seventeen lots of various surface areas and sizes. The subdivision plan was filed under number twenty-eight of the year two thousand twenty-three in the Registry of Plans of the Real Estate Registrar of Pucón. The SAG certificate number one thousand four hundred sixty-two of the year two thousand twenty-two is filed under number one hundred eighty-one of the year two thousand twenty-three at the Real Estate Registrar of Pucón. Tax Roll 00128-001204, commune of Pucón.

C-SEVENTEEN) LOT FOUR point SEVENTEEN: with a surface area of EIGHT THOUSAND TWO HUNDRED SEVENTY square meters, located in the Quililche sector, commune of Pucón, whose special boundaries are: NORTH: one hundred thirty-six point thirty-seven meters with lot four point sixteen of the same subdivision; SOUTH: one hundred thirty-six point sixty meters with lot ten of the same subdivision; EAST: sixty-five point ninety-five meters with lot five; WEST: fifty-five point sixty-five meters with lot three. The property's roll is registered at folio two thousand eight, number three thousand nine hundred fifty-six, of the year two thousand sixteen, in the Property Registry of the Real Estate Registrar of Pucón. Tax Roll 00128-001205, commune of Pucón.

D) "SANTA MARIA DE LA ESPERANZA SpA." is also the owner of a real property designated as lot **FIVE**, with a surface area of eleven hectares, located in the Quilinche [sic] sector, commune of Pucón, province of Cautín, Araucanía Region, whose special boundaries are: NORTH:

Quililche stream; Cunco-Curarrehue public road; EAST: sixty-two meters and seven hundred eighty-four point nine meters, both with lot six; SOUTH: Cunco-Curarrehue road; one hundred twenty-seven point seven meters with lot ten; WEST: seven hundred eighteen point five meters and seventy-three meters, both with lot four. The property's roll is registered at folio three hundred fifty, number six hundred sixty-three of the year two thousand twenty, in the Property Registry of the Real Estate Registrar of Pucón.

E) All the properties mentioned in the literals and numbered C-One through the literal and number C-Seventeen, inclusive, and mentioned above, come from the subdivision of a larger property, as stated in the subdivision plan added to the Registry of Plans under number twenty-eight of the year two thousand twenty-three, in the Registry of Plans of the Real Estate Registrar of Pucón. In turn, Lot Five, mentioned in literal D of this clause, is also owned by the subscriber. All of them belong in ownership to "SANTA MARIA DE LA ESPERANZA SpA.". By public deed, it was established that all the lots would grant one another a transit easement in the terms of article eight hundred eighty-one of the Civil Code and Law twenty-one thousand four hundred fifty-eight, so that all the lots of the aforementioned subdivision have an outlet to the public road, with the following restriction in the case of the lots mentioned in the literals and numbered C-Two through the literal and number C-Seventeen: said transit easement right shall be solely and exclusively limited to the benefit of the owners and their immediate family members, for access to the public road, an absolute prohibition being established on facilitating, yielding or authorizing transit to third parties of any nature (vehicles, persons, machinery or other), all for the purposes of conservation, care and protection of the natural, wildlife and ancestral heritage of the sector and to inhibit housing density, except by notarial permission or by public deed signed by the legal representative of the company Santa Maria de la Esperanza Spa and/or its founding shareholders, Messrs. Alfredo Pastor Fernández Goycoolea or Alejandro Miguel Rojas Casanova, or their successors or legal agents; and/or by approval, with notarial attestation, of seventy-five percent of the rights of the owners and/or seventy-five percent of the Assembly of owners of the Subdivision that is the subject of these Property Regulations. Said transit restriction refers to transit toward any of the adjoining or nearby properties, such as the original subdivision of the initial larger property, as stated in the subdivision plan added to the Registry of Plans under number twenty-eight of the year two thousand twenty-three, in the Registry of Plans of the Real Estate Registrar of Pucón, designated the San Manuel Estate, with a surface area of one hundred thirty-nine hectares, located in the locality of Quililche, commune of Pucón, province of Cautín, Ninth Region, as stated in the Subdivision Plan of the Zacarías Astudillo Rubilar Succession, file number three hundred thirteen, registered at folio two thousand five hundred ninety-four, number one thousand six hundred sixty-seven, in the Property Registry of the Real Estate Registrar of Pucón for the year two thousand sixteen, Tax Roll number one hundred twenty-eight dash fifty-four, commune of Pucón, and/or the properties of the estates Tax Roll 128-15 Quililche, formerly Juvenal Astudillo Rubilar, and/or the estate Tax Roll 161-30, since the objective is to protect, with restricted access, the Isolda Lagoon and the Villarrica Forest Reserve. The foregoing is ratified through this document.

CLAUSE SECOND: In accordance with the foregoing, the company is the sole and current owner of the aforementioned parcels resulting from the indicated subdivision.-

CLAUSE THIRD: Background on transit, aqueduct and electrical services, existing water network: That, of the aforementioned properties, the lots currently identified as LOT FOUR point ONE; LOT FOUR point TWO; LOT FOUR point THREE; LOT FOUR point FOUR; LOT FOUR point FIVE; LOT FOUR point SIX; LOT FOUR point SEVEN; LOT FOUR point EIGHT; LOT FOUR point NINE; LOT FOUR point TEN; LOT FOUR point ELEVEN; LOT FOUR point TWELVE; LOT FOUR point THIRTEEN; LOT FOUR point FOURTEEN; LOT FOUR point FIFTEEN; LOT FOUR point SIXTEEN; LOT FOUR point SEVENTEEN; and lot FIVE according to the plan, are encumbered with a transit service, over different surface areas, sizes and boundaries, in favor of all the properties of the aforementioned subdivision, for the sole and exclusive purpose of each property having an outlet to and from the Cunco-Curarrehue public road, according to the plan prepared following the development of roads, transit services, and water and electricity easements, which was filed at the Real Estate Registrar of Pucón under number two hundred fifty-four and registered in the Mortgage Registry on the ninth of October of the year two thousand twenty-four at folio seven hundred seventy-eight, number one thousand five hundred fifty-four. That, by virtue of article eight hundred fifty of the Civil Code, this easement shall be free of charge. The aforementioned lots, once sold, are constituted as servient and dominant estates by virtue of the reciprocal easement; these shall be unrestricted, perpetual and free of charge pursuant to article eight hundred fifty of the Civil Code as the lots of the subdivision are alienated. Any interpretation of the exercise of said easements as to their size, boundaries, location, etc., shall be governed by the subdivision plan filed at the Real Estate Registrar of Pucón identified in the preceding paragraph of this clause.

Furthermore, there is currently a preliminary project, in its initial phase, to provide each parcel and lot with individual solar solutions for basic electrical energy, or technologies of similar origin, notwithstanding that the cost, risk and responsibility are and shall be those of each owner, save for other agreements with the due quorums for attendance and voting of the Assembly of owners and/or its Administration. As of this date, all the adjoining rural properties, including the sector of the locality of Rio Blanco, have no direct connection to the regional and national central system, since there are no electrical supply and connection networks. The place through which the underground system of an eventual central solar electrical connection would run is indicated in the transit services plan, in order to make future agreements possible and to leave an eventual underground electrical network enabled, the purpose of which is to establish among the owners, at their cost, that the subdivision shall have underground networks; and that there exists an easement for said purposes with the aim of restricting the installation of poles and wiring that pollute the visibility toward the mountain ranges and the Sollipulli glacier and its natural surroundings. The owners of the aforementioned lots, arising from the subdivision, shall respect the electrical easements through which the underground electrical line will run, being civilly or criminally liable for their culpable or willful destruction, whether by the direct act of the owner, or of dependents, workers or relatives of the owner of the real property, parcel or lot. All the properties undertake to respect the electrical easement and the restrictions and agreements established herein.

Lastly, there is also a provisional, surface-level rustic water network that benefits by gravity the real property designated as LOT FOUR, of an original surface area of eleven hectares, which is the

subject of the subdivision into seventeen lots of various surface areas and sizes as established in clause first, literal C, of this instrument. It captures pure natural waters, not registered in the public registries of the Water Directorate (Dirección de Aguas) of La Araucanía, from mountain springs by gravity, in full customary use by the ancestral inhabitants of said area, being water exclusively for human consumption, from the adjoining Lot number Ten of the original subdivision, owned by one of the majority indirect shareholders of the subscriber of these Property Regulations, whose location is recorded in the subdivision plan added to the Registry of Plans under number twenty-eight of the year two thousand twenty-three, in the Registry of Plans of the Real Estate Registrar of Pucón, designated the San Manuel Estate, with a surface area of one hundred thirty-nine hectares, located in the locality of Quililche, commune of Pucón, province of Cautín, Ninth Region, as stated in the Subdivision Plan of the Zacarías Astudillo Rubilar Succession, file number three hundred thirteen, registered at folio two thousand five hundred ninety-four, number one thousand six hundred sixty-seven, in the Property Registry of the Real Estate Registrar of Pucón for the year two thousand sixteen, Tax Roll number one hundred twenty-eight dash fifty-four, commune of Pucón. To date, said capture and distribution of water from mountain springs is enabled at surface level and in a rustic manner, as previously defined, in the customary manner of the early settlers and residents, as far as Lot Four point Fifteen and Four point Sixteen of this subdivision, and will potentially benefit all the properties of the subdivision, whose boundary lines, sizes and locations are described in the plan establishing the transit and easements referred to above in this instrument. All the owners undertake to respect the water network mentioned in the plan previously identified and referred to, and bind themselves to attend and sign any agreement, public deed, Assembly Minutes or other instrument if it were technically necessary, for reasons of feasibility, to modify the layout of the easements established for the aqueduct, in the same proportion, length and width, including the possibility of enlarging it for purposes of water storage and distribution in underground tanks and/or more advanced, technified and sophisticated solutions for potential sewerage networks and wastewater treatment.

The acquirers of the lots and parcels individualized herein undertake to accept the prohibition on diverting or modifying the courses or flows of spring waters, underground waters or other waters of common use and enjoyment, and/or on storing said waters in tanks or artificial pools that affect the benefit and use of that resource for the collective good and distribution. Any modification to this regulation shall require the approval and signature, by notarial instrument or by Assembly of owners, of at least two thirds of the rights of the owners. By this act and regulation, and as will be indicated further below, all the owners undertake to respect the aforementioned water network, which is individualized in the plan, the individualized aqueduct easement being constituted as a protection area. The owners of the aforementioned lots, arising from the subdivision, shall likewise respect the electrical easements through which the underground, solar or other nature and/or technology electrical line will run, being civilly or criminally liable for their culpable or willful destruction, whether by the direct act of the owner, or of dependents, workers or relatives of the owner of the real property and lot previously individualized. The owners declare that they know and agree that the protection areas for the electrical easements and/or aqueducts shown in the plans referred to above may be modified as to their location and layout, depending on the location and continuous supply of the water sources and electrical generation, which may vary due

to the circumstances of the high-mountain topography and difficult access; likewise, they declare that they undertake in good faith to facilitate all kinds of agreements that allow modifying and expanding the common spaces for the distribution and storage of water and energy, which shall preferably be carried out underground unless technical feasibility prevents it, and without prejudice to what will be indicated further below.

CLAUSE FOURTH: In order to establish the reciprocal rights and obligations of the co-owners and to regulate the other matters established by law, such as identifying the units that make up the subdivision and the common property, determining the proportion in which each of the acquirers must contribute to the payment of common charges and expenses, as well as regulating the relations among the various owners, lessees and users and, in general, providing for good internal order, by this instrument **"SANTA MARÍA DE LA ESPERANZA SPA"** hereby establishes the Owners' or Coexistence Regulations, which shall govern all the relations among the future and current owners, lessees, usufructuaries, inhabitants, users, holders or occupants, under any title, of the parcels or lots of the subdivision of the property already identified in clause first, and, in general, shall provide for the good internal order thereof, under the terms indicated below:

OWNERS' BY-LAWS

ESSENTIAL DECLARATION – MANIFESTO: THE SPIRIT OF QUILILCHE

To dwell in harmony with the legacy of La Araucanía. These Regulations are not born of restriction, but of profound respect for the territory that welcomes us today. The Quililche parcels are not merely plots of land; they are part of a vital ecosystem that breathes alongside the Villarrica National Reserve and is nourished by the purity of the Isolda Lagoon, the Cochor Lagoons, the Nevados del Sollipulli, the thermal waters, and much more. By joining this community, each owner accepts the commitment to be a custodian of the landscape. Our vision rests on three essential pillars:

1.- Silence and Darkness: We value silence as an ancestral luxury and the starry sky as our nocturnal heritage. For that reason, we commit to clean energies and a way of living together that does not interrupt the rhythm of the forest.

2.- Architecture of the Refuge: We believe in buildings that ask permission of their surroundings. We promote rustic refuges, of noble materials and human scale, that hide among the trees rather than imposing themselves upon them.

3.- Safety and Zero Fire: We understand that fire is a risk to the life we protect. Our culture is one of prevention, caring for every branch and every sprout as part of a common home that does not end at the limits of our parcel.

These Regulations are our roadmap to ensure that, in the coming decades, Quililche remains the virgin, mystical and pure refuge that captivates us today. Welcome to a way of dwelling in which nature is not the scenery, but our very home.

TITLE FIRST: GENERAL RULES

ARTICLE FIRST: These Regulations, or owners' by-laws, shall govern the reciprocal rights and obligations and, in general, the internal-order relations among the owners of the parcels of the subdivision of the property designated as LOT FOUR, as well as the rights and obligations of each of them by reason of the community that exists or may exist over the common property contemplated in the same subdivision and those to which these regulations or by-laws refer. The regulations shall be binding upon the appearing party, in the capacity in which he acts, and upon any natural or legal person who acquires, under any title, one or more of the parcels of the aforementioned subdivision or a share of rights therein, as well as upon their successors in ownership of the properties, upon those to whom any owner grants use and enjoyment of them, and upon those who occupy them under any title, including their family members, dependents, inhabitants, visitors or third parties who, for any cause or reason, enter them with or without authorization. Future buyers, in the event of future sales of the parcels to third parties, shall inform their purchasers of the existence of these coexistence regulations, being civilly liable for said obligation. In the event of failing to inform adequately, they shall be liable for the breaches of their purchasing party. The owners and holders, under any title, of the parcels of the Parceling Project shall be subject to the obligations, rules, limitations, prohibitions and easements established in these regulations. In the case of properties whose size exceeds one hectare, or, in general, any property of the current subdivision that is lawfully subdivided in the future, the present regulations and their amendments shall also apply. Owners of parcels already sold and transferred to date may be governed by these owners' regulations and their rules, provided that they sign a ratification thereof by public instrument or participate in any manner in the organizations that will be mentioned. In the silence of these regulations, the provisions of the Civil Code, the Code of Civil Procedure and other pertinent rules concerning communities shall apply on a supplementary basis, without prejudice to the rules on the creation of community organizations, that is, Law 19.418 and its by-laws, unless the owners determine a different form of organization by agreement.-

ARTICLE SECOND: Each owner shall be the owner of his parcel and shall have the right to the common areas as easements and of necessary use for the use and enjoyment of their properties, such as Green Areas, Circulation Areas and Trail Areas, in accordance with the subdivision plans. Likewise, it is established that these rights may be expanded by decision of seventy-five percent of the owners, by notarial deed.

ARTICLE THIRD: Common spaces and easements: A) Circulation Area or easements: The circulation area and/or easements already mentioned corresponds to the land surface indicated in the third clause of this document. This Area shall be used, among other purposes, for the circulation of vehicles and pedestrians, the siting and installation of rainwater aqueducts, and the installation and passage of the water network and the underground electrical line, for the benefit of each and every one of the parcels resulting from the subdivision previously individualized; said installations shall be carried out in the common roads. B) All the properties shall have access to the Circulation Area. The maintenance of said areas shall correspond to all the aforementioned and benefited properties, their maintenance being their exclusive responsibility.

ARTICLE FOURTH – CHANGE OF USE: All the units of the subdivision must be used for the construction of single-family dwellings and/or refuges, for residential purposes, and may not be used for any other purpose, whether commercial, industrial or of any other kind, even when the municipal or other public planning instrument permits it. To change the use of a lot or parcel, the affirmative vote of seventy-five percent of the rights of the owners of the subdivision shall be required. This limitation shall not apply to Lots Four point One; Four point Two; Four point Three; Four point Four; Lot Four point Fifteen and Four point Sixteen of this subdivision, which may be used for any purposes permitted by law and custom, without needing to request any authorization from the community of owners, they being authorized as of now to carry out and process, at any time, the change of land use, without the need for authorization from the other co-owners, in order to allocate it to support and service areas, to commerce of every kind, hotels, refuges, cabins, inns, motels, tourist, scientific or indigenous ancestral information centers, museums or other similar uses. Likewise, the owners of Lot Four point One, Four point Two, Four point Three, Four point Four, Lot Four point Fifteen and Four point Sixteen are authorized as of now to request, at any time, the subdivision of the parcel or lot referred to herein.

ARTICLE FIFTH: Maintenance of the easements.- The maintenance of the easements shall be borne pro rata by all the owners of the agricultural parcels bound by these regulations. The administrator shall have sufficient powers to contract and pay for all the works corresponding to said maintenance, which shall be charged in equal installments to the owners of the aforementioned parcels, which to date total seventeen lots. The designated administrator, or the administering body, and the one that may be designated in the future, shall maintain, in the same manner indicated above, the roads and other common property of the parcelings. Each owner shall be responsible for the maintenance, care and repair of his parcel, both on the side facing the interior and on the exterior.

ARTICLE SIXTH: Each owner shall use and enjoy the property of which he is the titleholder with freedom and independence, having regard to respect for the rights of the members of the community. Within his parcel he may make the modifications and alterations that the legislation permits and that these owners' by-laws do not prohibit. As to the fences between each lot and between these and the internal community roads, the special rules detailed further below in these regulations shall be complied with.

ARTICLE SEVENTH: Every owner has the right to the use and enjoyment of the elements and services of common property and/or use, employing them prudently, in accordance with their ordinary purpose and in a manner that does not prejudice the interests of the community, nor impede, disturb or obstruct the right of others. The same provision shall govern for the easement areas indicated above. In addition, the use of the roads and transit easements is expressly limited by this act to that of circulation routes for the vehicles of the co-owners, and they may not be used as a parking lot. Each owner shall use his parcel in a quiet and orderly manner. It is forbidden to carry out any act that disturbs, threatens or endangers the right of the other owners to carry out their activities on their respective parcels, or that compromises the safety, soundness or salubrity of the properties. They may not be used for activities contrary to morality or good customs;

likewise, the keeping or storage of substances or materials that are harmful or dangerous to health, or that endanger the safety of property and installations, especially flammable or infectious elements or those causing corrosion or deterioration, bad odors, or contaminating or damaging the environment, is forbidden. The co-owners, lessees or occupants, under any title, of the units that make up the parceling shall exercise their rights without restricting or disturbing the legitimate exercise of the rights of the other co-owners. The lots or parcels and common property shall be used in an orderly and quiet manner and may not be used for purposes other than those established in these Co-ownership Regulations, and without prejudice to the legitimate use by the other co-owners. Consequently, no act may be carried out that disturbs the tranquility of the co-owners, or that compromises the safety, salubrity and habitability of the Condominium or its units, nor may noise be made during the hours ordinarily set aside for rest, nor may materials that could damage the other units of the parceling or common property be stored in the units. Therefore, the users, occupants, owners and lessees of the parceling shall use their units and the common property in an orderly and quiet manner and shall refrain from conduct contrary to morality, good customs and public order. The parceling that is the subject of these regulations is a private enclosure intended for the construction of low-density single-family dwellings, for residential and recreational purposes, and may not be used for any other purpose, with the sole exception of lots four point one; four point two, four point three, four point four, four point fifteen and four point sixteen, which shall not be subject to the aforementioned prohibitions; consequently, it is categorically forbidden to allocate the sites, in whole or in part, to uses other than residential or recreational use. It is forbidden to install factories, industries, warehouses, commercial premises, hotels, motels, guest houses, workshops, plants, kindergartens, clinics, sanatoriums, taverns, clubs, commercial parking lots or entertainment centers, to implement transfers under any timeshare system, offices, etcetera, and any other installations of any kind whose purpose is not residential with the intent of permanent and continuous use over time by its owner. It is expressly forbidden to allocate, lease, or assign under any title the use of the units to persons of bad conduct, to activities that offend morality and good customs, or that involve acts that cause noise or shouting at any time and especially during the hours ordinarily set aside for rest. The circulation of cargo vehicles exceeding five thousand kilograms per axle is forbidden. Any infringement of the provisions of this article shall be penalized, each time, with a fine of one to two monthly tax units (UTM), which may be doubled in the event of repeat offenses, and shall be applied to the infringing co-owner or the person responsible for the visitor or personnel entering the parceling.

ARTICLE EIGHTH: The following is likewise forbidden:

A) To keep on the property animals that contaminate the environment or are dangerous to neighbors, except domestic or ornamental animals. Notwithstanding the foregoing, each owner may authorize the passage of grazing animals, such as cattle, sheep and horses of the area, or of neighbors or resident settlers.

B) To install or maintain motors, machines or equipment that produce annoying or excessive noises or sounds.

C) To habitually keep trucks, buses, tractors, construction or earth-moving machinery that alter the exclusively agricultural-residential character of each lot.

D) To let flow out waters coming from washing or cleaning activities or from the watering of plants, shrubs, etc., that affect their neighbors.

E) To install devices for the disposal of water or garbage that affect third parties and the environment, flora and fauna; likewise, to keep garbage, rubble or other materials that damage the ecosystem, the ornamentation, cleanliness and landscape of the parceling.

F) To throw outside any object, garbage or waste that is harmful to health and does not comply with sanitation standards.

G) To close the access gates, or to close off in any way all or part of the common property, and to carry out any act intended to prevent, or that effectively prevents, access to any of the parcels through the common property.

H) To attack the common property, especially with respect to roads, water networks, electricity, their installations, switches, wiring, piping, taps, valves and lights, causing their breakage, deterioration or disablement.

I) The installation of any kind of kiosks and/or street vending systems, and the placement of road signs or signs of any other type in any sector of the parceling.

J) To burn garbage, waste or leftovers; such waste must be removed from the parceling in a timely manner, and its provisional storage must be done in sanitary, non-polluting containers in keeping with good practice and custom, the administration of the parceling being able to determine complementary rules, also mandatory, for the co-owners.

K) To park cars, motorcycles, bicycles, trailers or any other vehicle on the lands and sectors of common use or on the circulation routes, the administrator being authorized as of now to proceed to their immediate removal, at the expense and risk of the infringer.

L) In general, to carry out any action or omission that alters the proper functioning of the parceling, the dwellings that comprise it, the common property and other appurtenances it has.

The damages caused by the infringement of the indicated rules shall be indemnified for the benefit of the administration of the community of parcels.

ARTICLE NINTH: Each owner shall see to the cleanliness and tidiness of the interior, front and lateral sides of his Parcel and shall maintain and increase the existing tree and shrub cover in his unit, with native species, taking care of the watering and preservation of the existing species and compliance with the thinning rules. Wetlands, existing springs and the natural course of every water source shall be respected. It is strictly forbidden to introduce any type of plantations of pine and/or eucalyptus species.

ARTICLE TENTH: ON FIRE PREVENTION AND PROHIBITION OF THE USE OF FIRE. With the aim of safeguarding the safety of the community, the integrity of the parcels and the conservation of the local ecosystems, the following restrictions are established:

1.- Strict Temporary Prohibition: The use of fire in the exterior areas of the parcels is categorically forbidden, including the burning of plant waste, garbage, stubble or any combustible material, during the period from September 1 to May 31 of each year.

2.- Regulatory Compliance: Without prejudice to the preceding period, owners shall strictly respect the burning calendars and prohibitions issued by the National Forestry Corporation (CONAF) or the competent authority. The improper use of fire in rural areas constitutes a crime that may be punished with prison sentences and fines ranging from 50 to 150 UTM if a fire is caused through negligence.

3.- Heat Sources in Protected Areas: It is forbidden to light a fire or use heat sources in places not explicitly authorized by the regulations or the administration. In the case of adjacency to protected wilderness areas, the legal sanctions increase significantly.

4.- Maintenance of Firebreak Strips: It is the responsibility of each owner to keep his property free of waste that facilitates the spread of fire. Management of the herbaceous layer and pruning of trees to break the continuity of the tree canopies is recommended.

5.- Internal Sanctions: Failure to comply with this clause shall empower the Administration to apply the fines stipulated in these Regulations, independently of the reports to be made to Carabineros de Chile (133) or CONAF (130).

6.- Additional Considerations. Waste Management: Given that burning is considered an obsolete and dangerous practice, it is recommended to encourage alternative methods such as composting or incorporating stubble into the soil. **Interface Zones**: La Araucanía is considered an "interface zone" (where dwellings and vegetation converge), which raises the risk. Individual prevention measures are essential, since institutional firebreaks are usually insufficient if there is no private prevention. **Legal Framework**: The new Co-ownership Law No. 21.442 also reinforces the scope of protection against fires, so it is vital that the owners of the parceling established herein assume this provision and new legal framework.

Scale of Fines for Breach of the Prohibition on the Use of Fire (September – May Period):

1.- Serious Offense (First infraction): A) Amount: 2 to 5 UTM. B) Description: Lighting of fire outdoors (bonfires, burning of waste, use of grills in non-designated areas) without causing spread or material damage.

2.- Very Serious Offense (Second infraction or manifest negligence): A) Amount: 6 to 10 UTM. B) Description: Repeated use of fire or carrying out burns on days of red alert decreed by the Meteorological Directorate of Chile or SENAPRED.

3.- Critical Infraction (With damage or imminent risk): A) Amount: 11 to 20 UTM (without prejudice to external legal actions). B) Description: Use of fire resulting in an incipient fire

requiring the intervention of third parties (Administration, neighbors or Firefighters) to control it.

C) Enforcement Procedure: The fine shall be applied by the Administration Committee or the Administrator, with prior notice to the infringer, and may be charged directly on the Common Expenses bill to ensure its collection.

With the purpose of significantly raising the safety standard of the parceling, these Regulations suggest that, once the refuges or single-family dwellings are built, each lot should have first-response tools such as six-kilogram fire extinguishers or motor pumps. Fires may only be lit in places enabled and suitable for such purposes, such as barbecue pits, kitchens, altars and meditation areas with infrastructure adequate for such purposes and with the pertinent safety instruments, away from grasslands, scrub, and trees, taking special care, once the family or social activity has ended, to extinguish the fire with water, bearing in mind the risk posed by the mountain winds, in order to avoid outbreaks of fire.

ARTICLE ELEVENTH: The owners shall keep their parcel and buildings in a good state of repair, permit the carrying out of the works necessary for the maintenance of the services and elements of common use, and avoid any damage to said elements, and shall indemnify the community for the damages caused by themselves or by persons in their charge or to whom they have ceded the use and enjoyment of their property under any title.

ARTICLE TWELFTH. The restrictions or prohibitions that these by-laws establish in relation to the owners extend to lessees, sublessees and those who, under any title, use or enjoy the lot. Infractions by the lessee or occupant of the unit or lot: the infringement by the lessee or occupant of any of the obligations contained in these Property Regulations shall be sufficient cause for termination of the lease, or of the use or enjoyment of the unit, without prejudice to the sanctions established in the legislation in force. The administrator and, in his absence, any other duly accredited owner of the parceling who has in his possession digital evidence, with photographs, videos or other elements, of the infractions of the Property Regulations, may demand the immediate termination of the lease and/or of the use and enjoyment of the lot, in the name and on behalf of the owner of the respective unit, for which purpose he shall be deemed vested with a special power of attorney, with all the powers established in article seven of the Code of Civil Procedure, which are deemed expressly reproduced, with the exception of being unable to answer lawsuits brought against the owner of the unit. The administrator or, in his absence, any other owner of the parceling may request the support of the public force, Carabineros de Chile, or another authority for the enforcement of this sanction and community rule. The owners declare that they accept and recognize this provision of the Property Regulations, and it shall be understood that these provisions of the regulations shall be incorporated into the lease contracts, loans or other respective public or private instruments of each unit or lot.

ARTICLE THIRTEENTH: ON LANDSCAPE INTEGRATION AND ARCHITECTURAL STYLE: The spirit of this parceling is harmonious coexistence with the Villarrica National Reserve. Therefore, buildings must be conceived as mountain refuges, respecting the following standards:

1.- Human Scale and Height: Buildings may not exceed 7 meters in height (maximum 2 stories, or one story plus a loft), ensuring that no structure rises above the canopy of the surrounding native trees and preserving the common views toward the volcano or the lagoon.

2.- Occupation Surface: A maximum construction surface of 120 to 250 m² per main dwelling is established, plus 120 to 200 square meters for the installation of services such as guest outbuildings, barbecue shelters (quinchos), parking areas, storerooms and others. Owners who acquire contiguous lots may access the following benefits: A) main dwellings, a maximum of two, of 350 to 700 square meters. B) Other facilities such as services, such as guest outbuildings, barbecue shelters, parking areas, storerooms or others, of 400 to 800 square meters of construction. The objective is to minimize the "cement seal" on the soil, allowing the parcel to maintain its permeability and biodiversity.

3.- Materials and Textures: The use of low-reflectance materials of rustic origin is required. Permitted: Treated wood, local stone, mud, rusted or matte-black iron, and glass with dark frames. Any other non-toxic, non-polluting material, of more advanced technology, that complies with the concept of conservation, landscape protection and architectural style is accepted, it being declared that the preference is for rustic materials. Prohibited: Plastic claddings (vinyls), neon or bright colors, and galvanized zinc roofing without dark pre-painting (black, charcoal gray or dark brown, greens, and ochres are required, in order to avoid reflections toward the Reserve and to camouflage the buildings for reasons of community security and to inhibit the presence of unauthorized persons).

4.- Low-Impact Foundations: The use of piles or isolated foundations to raise the structures off the ground will be encouraged. This protects the natural moisture of the terrain, avoids unnecessary earth movements, and respects the roots of the ancestral flora.

5.- Ecological Fences: Solid concrete walls will not be permitted on boundary lines. Fences must be of the "tranquera" type, made of wood, logs, poles or other similar rustic material, or low-visibility wire mesh, allowing the free passage of the traditional smaller local fauna and maintaining visual continuity with the mountain surroundings of the Sollipulli glaciers and the forests that surround the landscape, which the parcel owners undertake in good faith to favor and safeguard, encouraging reasonable and sustainable native forestation with native trees and shrubs and fruit trees for domestic use that do not affect the visibility of other owners.

The limitations, obligations, easements and prohibitions indicated in this deed shall perpetually encumber the ownership of the properties of this parceling. It shall be understood that, by the mere fact of acquiring one of the parcels, its owner agrees to comply with the obligations and prohibitions set out in this deed and waives [sic – the original text ends here without stating what is waived].

ARTICLE FOURTEENTH: ON THE PROVISIONAL WATER SUPPLY SYSTEM The Parceling currently has a high-mountain water catchment system operating by gravity, originating

from a spring located on an adjoining property. With respect to this system, the following is established:

1-. State of the Infrastructure: The parceling has an initial artisanal distribution network that takes advantage of the natural relief to supply water to the parcels, which is enabled at Lot Four point Fifteen. The original owner delivers this infrastructure in its current state of operation and progress ("As is").

2-. Legal Situation and Transparency: The acquirers are informed that, as of the date of drafting of these regulations, the water-use rights to said spring **are not registered** with the General Water Directorate (DGA). The current use is made on a de facto and provisional basis, founded on good neighborliness, custom and ancestral practices, and the natural availability of the resource for human use and consumption. It is absolutely forbidden for any private party other than the organization to regularize the waters, whether an owner, an occupant of the parcels, blood relatives or relatives by affinity up to the fifth degree inclusive of the owners or occupants, or a company or partnership in which the aforementioned persons hold an interest.

3-. Responsibility of the Community: Once the Administration of the Parceling is constituted with members who are new owners, not related to the original owner or to the Neighborhood Council, it shall be the exclusive responsibility of the co-owners to manage, finance and process the regularization of these rights, the constitution of a water community or, failing that, the search for alternative supply sources such as individual deep wells and/or the purchase of registered water rights from neighboring community members or other options to be investigated and pursued.

4-. Exemption from Liability: The seller cannot guarantee the continuity of the supply of this artisanal system in the face of possible acts of third parties, changes in the ownership of the servient or adjoining property where the origin of the water spring is located, and/or a possible refusal by the current or future owners of the property where the waters originate, or resolutions of the health or water authority. Nevertheless, there is a widespread and ancestrally accepted custom in those mountain ranges of making waters available for human and domestic consumption. Likewise, it is made clear that the location of the properties and the catchment source is very far from roads or trails that would permit possible inspections, and it has not been observed in practice that the authority interrupts the water supply, but rather imposes a regularization process. The character of conservation, respect and care for the ancestral and natural heritage, and all the rules of these regulations, strengthen the due cooperation and support of the national and international authorities that visit and recognize the reserve character of everything related to Quilileche [sic] and Sollipulli, our refuges and residences.

5-. Collective Maintenance: While the system is operational, the maintenance expenses of the tank, the intake, the filters and the main pipes shall be prorated among all the owners of the parceling, whether or not they have built their dwellings or refuges, as part of the ordinary common expenses.

ARTICLE FIFTEENTH: ON THE MAINTENANCE AND PROTECTION OF THE SUPPLY MAIN: Given the artisanal and collective nature of the gravity catchment system from the adjoining property, the following rules of care are established:

1.- Maintenance of the Intake and Sand Traps: The cleaning of the catchment at the spring and of the primary filtering systems shall be the responsibility of the **Administration of the Parceling**. Periodic inspections shall be carried out, especially after storms or thaws, to ensure that there are no obstructions from sediment or foliage.

2.- Aqueduct Passage Easement: Owners whose parcels are crossed by the main distribution pipe, notwithstanding the easements already established, shall permit and facilitate free access by the Administration or authorized technicians for inspection and repair work. It is forbidden to build heavy structures, carry out deep excavations or plant invasive-rooted species over the route of the main network.

3.- Responsibility for Breakages: Any damage caused to the main network by private works within a parcel (machinery, fencing or leveling) shall be at the exclusive cost of the responsible owner, who shall repair the damage immediately so as not to interrupt the supply to the community.

4.- Use of Individual Storage Tanks: Each refuge is required to have its own **storage tank** of at least **2,000 liters**. This allows the gravity system to function more stably (slow filling) and guarantees autonomy to the owner in the event of scheduled outages for cleaning or repairs at the mountain intake.

5.- Prohibition of Direct-Suction Pumps: It is strictly forbidden to install suction pumps connected directly to the main network of the parceling, since this unbalances the gravity pressures and affects the supply to the neighbors. Every pump shall draw solely from the individual tank of each parcel.

ARTICLE SIXTEENTH: ON THE INSTALLATION OF TANKS AND VISUAL PROTECTION: In order to safeguard the panoramic views toward the **Cordón de los Nevados del Sollipulli**, the **Cochor Lagoon** and other geographic landmarks, the following installation rules for water storage are established:

1.- Prohibition of Elevated Tanks: The installation of water towers or elevated tanks that protrude above the level of the roofs or that interrupt the line of the horizon and the views of the adjoining parcels is strictly forbidden.

2.- At-Grade or Underground Systems: Storage tanks shall be installed **at ground level or semi-buried**. It is recommended to take advantage of the natural slope of the parcel to locate them in low-visibility areas.

3.- Camouflage and Cladding: If the tank is visible from the road or neighboring parcels, the owner shall be obliged to camouflage it by: use of the colors approved in this clause on landscape and architectural style; concealment by means of **rustic wooden screens** (palisade type) or dense native vegetation.

4.- Use of Natural Pressure: The use of gravity pressure from the main network for the silent filling of the tanks shall be encouraged, avoiding the use of machinery that generates unnecessary acoustic pollution in the catchment process.

5.- Pump Houses: If the owner requires a pump to provide internal pressure to his refuge (hydropack system), it shall be enclosed in a soundproofed shed, built with the same rustic materials as the main refuge.

ARTICLE SEVENTEENTH: The use and enjoyment of the water system may only belong to those who also hold the ownership, use and enjoyment of one or more parcels; therefore, it may not be sold, leased or ceded in any manner to third parties outside the parceling.

ARTICLE EIGHTEENTH: Each owner shall use the water system in an orderly, efficient and sustainable manner; actions that undermine the salubrity of the system are not permitted.

ARTICLE NINETEENTH: It is strictly forbidden for owners or occupants, under any title: a).- to carry out acts that disturb the operation of the water distribution system, b).- to carry out acts that may compromise the salubrity of the installations.

ARTICLE TWENTIETH: Express mention is made that, once fifty percent of all the parcels or lots arising from the indicated subdivision, including those already alienated, have been alienated by **"SANTA MARIA DE LA ESPERANZA SPA"**, the administration of the use of the waters and the maintenance of the pipes shall be transferred to a rural potable water committee or another non-profit community organization, constituted as a legal entity or community organization governed by Law 19.418 or another determined by the owners, so that this organization may administer their maintenance and distribution, in strict compliance with the rules on its creation, organization, etc. The transfer shall be carried out within a period of one hundred twenty days from the sale of fifty percent of the parcels already indicated, including those already sold, awarded and/or ceded to date. This situation may be notified by **"SANTA MARIA DE LA ESPERANZA SPA"** to the parcel owners at the email addresses that they shall provide in the deed of sale or other legal instrument, or may be notified through a notice posted on their respective parcel. If the parcel owner sells his property, he shall be responsible for providing the email address of the new owner or sufficient data for his notification. The members of said organizations may only be the owners of each parcel. If the community organization is not formed, Santa Maria de la Esperanza Spa shall not be held responsible in any way for the lack of maintenance and, if it takes charge, may seek recovery from the parcel owners for the expenses incurred, pro rata to their parcel. It may even determine the fees for the maintenance of the installations or the consumption costs of each parcel owner, which in any case may not be less than one "unidad de fomento" (development unit), among other powers.

ARTICLE TWENTY-FIRST: The amounts of expenses and costs concerning the administration, repair, conservation, cleaning and operation of the property and services of the water system shall be governed by the following rules: a).- The expenses and costs concerning the administration, conservation, cleaning and operation of the common property and services of the water system, or others of common use, shall be borne by the owners pro rata to their parcel. The

following shall be understood, without this being exhaustive, as expenses of the water system: a.1).- the maintenance and repair of the common installations. a.2).- the fees of the administrator, if there is one, and of the rest of the personnel. a.3).- the amount of the premiums of the insurance policies taken out with respect to the common property.

ARTICLE TWENTY-SECOND: The maintenance and repair of the water system located within each owner's parcel, as well as its installations and other property of his exclusive ownership, shall be at the exclusive charge of each owner. Each parcel is obliged to provide an individual sewage solution in accordance with the Environmental Hygiene rules of the National Health Service.

ARTICLE TWENTY-THIRD: The fact that a parcel is unoccupied, whatever the length of time, does not exempt the owner from the obligation to contribute to the common charges and expenses.

ARTICLE TWENTY-FOURTH: The administering body shall see to it that each of the owners complies with what is stated in these regulations, and its primary obligation is to keep the water system in optimal condition in order to achieve the complete and efficient operation of all services and installations and, where applicable, the maintenance of the common spaces. Parcel owners are forbidden to drill wells of any depth on the parcels of this project that affect the water rights indicated.

ARTICLE TWENTY-FIFTH: Electrical services: each parcel may have a light meter or reading device, the owner being responsible for his individual consumption and for the expenses generated by maintaining the electricity service, such as fixed charges billed by the electricity company, and/or may have a photovoltaic system. Whatever electrical system is chosen, it shall be at the cost, risk and responsibility of each parcel owner. The electrical lines shall be underground so as not to affect the landscape surroundings:

TITLE SECOND: ON THE COMMON PROPERTY

[Translator's note: the numbering of the articles that follow is reproduced as it appears in the original, which repeats Articles Twenty-Third to Twenty-Fifth and skips from Article Thirty-First to Article Thirty-Fourth.]

ARTICLE TWENTY-THIRD [sic]: Each owner shall have the power to use the "Common Property that corresponds, with its Constructions, Streets and Equipment" in the subdivision plan already cited. For greater certainty, those items necessary for the existence, safety, maintenance, good operation and conservation of the properties, and those that allow each owner the exclusive use and enjoyment of his parcel, having regard to the rights of the other co-owners, are deemed common and subject to the common use of the owners of the parcels already individualized. Consequently, they have the status of such, in addition to the foregoing, the general tanks of the parceling, the water ducts and pipes, the lines or networks for the supply of electrical energy, the luminaires if any exist, the transformers, the access or entry and exit roads, the fences, access gates if any, etc.

ARTICLE TWENTY-FOURTH [sic]: In no case may the common property or easements cease to be such, except those necessary to provide the parcels with basic services, which may be

transferred under any title to the company that provides the service, whether of water, electricity, telephone, gas, etc., provided that the commitment stipulated in these regulations to maintain underground networks is upheld. To that end, **"SANTA MARIA DE LA ESPERANZA SPA"** hereby grants a mandate to the Oversight Board (Junta de Vigilancia) of the Community or a non-profit community organization, to carry out the transformations that may be called for in accordance with the rules of said service-providing companies.

ARTICLE TWENTY-FIFTH [sic]: As follows from the nature of the common property or easements indicated in this deed, the right that each owner has over them is inseparable from the ownership, use and enjoyment of the respective parcel. Consequently, no owner may alienate, transfer, lease, cede or give in use his parcel independently of this right.

ARTICLE TWENTY-SIXTH: The use of the common property or easements shall be the exclusive responsibility of those who exercise the right to use them. Consequently, neither the community of owners nor the owners individually shall be liable for the damages or losses that third parties may suffer as a consequence of accidents or other circumstances originating in said use.

ARTICLE TWENTY-SEVENTH: Each owner shall use and enjoy the property of which he is the titleholder with freedom and independence, having regard to respect for the rights of the other members of the community. Thus, the owners of the parcels and the persons to whom they cede their use and enjoyment may avail themselves of the common property or easements, employing them for their natural and ordinary purpose, without prejudicing the exercise of the same right by the other owners and occupants.

ARTICLE TWENTY-EIGHTH: The expenses for common charges, as well as for administration, maintenance, repair and other costs of these common property or roads, shall be apportioned among the co-owners in proportion to the SEVENTEEN lots of each of the owners relative to the total expenses. In the event that new subdivisions are carried out, the new lots resulting from the new subdivisions shall be added to the SEVENTEEN lots, and the shares shall be divided in proportion to the total number of lots.

ARTICLE TWENTY-NINTH: The fact that an owner does not make effective use of any common property does not exempt him from his obligation to contribute to the payment of the common charges and expenses.

ARTICLE THIRTIETH: Every owner is obliged to notify the Administrator of any transfer of ownership that takes place, indicating the full name and domicile of the new acquirer, on pain of being jointly and severally liable for the payment of the common charges corresponding to the property he transferred. In giving this notice, the previous owner shall demand, as proof of compliance with his obligation, a receipt from the Administrator. The collection of the common charges shall be the responsibility of the oversight board (junta de vigilancia), and the summary or ordinary procedure may be used, depending on the amount and size of what is owed.

TITLE THIRD: ADMINISTRATION OF THE PARCELING.-

ARTICLE THIRTY-FIRST: **Assembly of owners**: The assembly of owners – hereinafter the "Assembly" – is understood to mean the meeting of the owners of the lots resulting from the subdivision of the property designated as lot one [sic] or of those who represent their rights. The Assembly, lawfully constituted, represents the will of the body of owners for all purposes that may apply. It shall meet in order to agree on the creation of a legal entity called an oversight board (junta de vigilancia) or other name that may be agreed, for the purposes of the comprehensive administration of the parceling, common spaces and collection of common charges, and may establish within its rules the existence of ordinary or extraordinary assemblies; the first assembly of owners may be convened by the real estate company or by at least five owners for the purpose of constituting the legal entity and its rules. The notice of the Assembly shall be given in writing to each co-owner of the corresponding lot, the notification to be left at each parcel or lot or sent by email. Failure to receive this communication shall not invalidate the notice or the holding of the Assembly, unless the objection is raised by more than twenty-five percent of the owners. This first assembly shall adopt the pertinent measures for the creation of an oversight board, constituted as a non-profit legal entity, of which all owners participating in the assembly and bound by this document shall be members. This first assembly shall be chaired by the person whom the Assembly designates for that purpose by simple majority of those attending the assembly. Resolutions shall be adopted by simple majority of those present. The first assembly of owners for the creation of the legal entity shall be lawfully constituted, on first call, with the attendance of a number of co-owners representing at least fifty-one percent of the ownership shares in the common property and, on second call, if the same notice requirements mentioned above for the Ordinary Assembly are met, and owners representing at least thirty percent of the owners of the original subdivision attend. Owners may attend in person or be represented by proxies, whose mandate shall be evidenced in a written document duly signed by the principal before a notary. Each owner shall have as voting right a percentage equal to his ownership rights over the common property. Resolutions validly adopted shall be binding on all owners, including those who did not attend the meeting, and on all occupants of the parcels, whatever the title that protects them, in matters of administrative order. Matters relating to the amendment of the articles of these regulations shall require at least two thirds of the owners, and seventy-five percent for what is stated in the first clause. Minutes shall be drawn up of the matters and resolutions adopted at the first Assembly, which shall be signed by the owners and which shall constitute the rules under which the administering body shall be governed and the steps leading to the creation of the legal entity shall be defined. To that end, a Minutes Book shall be kept, which shall be in the charge and under the responsibility of the administrator. A copy of the minutes recording the respective resolution, duly reduced to a public deed by the same persons who signed it, shall constitute sufficient enforceable title to demand from each owner payment of the common charges or expenses. The oversight board that holds the administration of the parceling shall be constituted as a non-profit legal entity, in compliance with the regulations in force. It may be given another name as agreed by the Assembly of owners.

ARTICLE THIRTY-FOURTH [sic]: The powers of the Oversight Board (Junta de Vigilancia) or legal entity mentioned are all those that the Assembly of owners indicates. Without prejudice to the foregoing, the powers and functions of the Oversight Board or community organization are:

a) To see to compliance with and apply the rules contained in these regulations and in the resolutions and instructions of the first Assembly of owners;

b).- To see to the timely conservation, cleaning, maintenance and repair of the easements and to adopt the conservatory measures required by the good condition and presentation of the property;

c) To establish the concepts or items that make up the common charges in accordance with these Regulations and the decisions of the Assembly of Co-owners;

d) To prepare an expense plan in accordance with the requirements that may be foreseen;

e) To hire the administrator and set his remuneration. To give him instructions on how to carry out his functions and to demand reports, background information or documentation in his possession. It may delegate to the administrator the powers it deems appropriate and take them back;

f).- To present to the Assembly of owners of the legal entity already created an annual accounting of income and expenses, by written document. In the absence of a meeting of the Assembly of owners, said account and report shall be sent to each lot. The annual account shall be documented and shall state the list of owners in arrears;

g).- To submit to the consideration and resolution of the Assembly of owners an expense budget for the following year, within the first half of the month of December of each year;

h).- When well-founded and serious reasons so advise, the Board may visit the parcels, giving prior notice to their respective owners or residents, avoiding as far as possible inconvenience to them. Owners shall grant the corresponding powers so that these visits may be carried out without inconvenience.

ARTICLE THIRTY-FIFTH: The Oversight Board shall appoint the administrator, whose obligations and powers shall be:

a) The care and oversight of the common property, easements and services;

b) The administrator shall maintain the security, gas-supply, gardening and internal road maintenance services, as well as the electricity and water services of the condominium, and shall proceed monthly to collect the charges for the water distribution and road maintenance;

d) To carry out the resolutions of the Assembly of owners and of the Oversight Board;

e) To collect from the owners what corresponds to each in the common charges or expenses;

f) To see to compliance with the legal rules and regulations in force;

g) To represent the community in court, both as plaintiff and as defendant, with the powers of the first and second paragraphs of article seven of the Code of Civil Procedure, in all those cases concerning the administration and conservation of the property;

h) To convene the Assembly of owners when he deems it appropriate, at the time established in these Regulations, or when requested by owners who hold the percentage indicated above;

i) He shall not be obliged to insure the property, unless the Assembly so resolves;

j) To request the competent Judge to apply fines and penalties to owners who infringe these Regulations, the Law or other rules in force;

k) To present to the Assembly of owners and/or to the legal entity designated to administer the parceling the statements of account and accountings on the occasions indicated, as well as to place at their disposal all the documentation relating to the administration;

l) To attend, with the right to speak, the Assemblies of owners;

m) To keep the Minutes Books in the manner and place indicated by the rules in force;

n) To open and administer a bank checking account in which he shall deposit all the income from the common charges or expenses and from which the amounts corresponding to expenses and services of the property shall be drawn. The administrator shall have the power to request and withdraw checkbooks, request balances, approve or contest them, give stop-payment orders and revoke them; to withdraw documents deposited in the account that are protested or rejected for any reason, to protest, deposit, endorse for collection and cancel checks. Checks drawn against the funds deposited in the checking account shall be signed jointly by the administrator and any one of the members of the Oversight Board;

o) To exercise the other powers and fulfill the obligations that the legal and regulatory rules and this instrument recognize or impose on him.

ARTICLE THIRTY-SIXTH: For the purposes of these Regulations and of the relations among the owners, they shall be deemed domiciled at the respective parcels of which they are owners and, if there are several, at any one of them. The foregoing is without prejudice to the right of each owner to notify the administrator in writing of the designation of another particular domicile, so that the notices and notifications that must be made may be served there. The absence of a co-owner shall not invalidate the notifications or notices.

ARTICLE THIRTY-SEVENTH: Common expenses or charges are those necessary for the maintenance, conservation, administration and use of the property called "common," also called easements, in accordance with the rules contained in these Regulations. Among the common expenses, the following are principally considered:

a) The expenses required for hiring the personnel necessary for the administration, maintenance, repair and use of the common property or easements, including their wages or remuneration, social security contributions and benefits, if any;

b) The payments corresponding to the maintenance and repair of roads, pipes and electrification;

c) The acquisition of materials, supplies, implements, spare parts and others intended for the common property or easements;

d) The maintenance and repair services for the electrical elements, devices and installations, the ducts, pipes and water connections, motors, power sources, cables, mains, lighting, fences or grilles, security equipment, motor pumps, etc.;

e) The maintenance, repair and improvement of the access roads, curbs, pavements, stabilized surfaces, gravel, pipes and gates;

f) The supplies and implements required by the administration and accounting;

g) The insurance premiums that the Assembly of Co-owners agrees to contract, as well as the expenses or investments that it agrees to make for the benefit of the property;

h) The taxes or duties payable on property of a common nature, where applicable;

i) The other expenses inherent to the administration, maintenance and repair of the common property that are considered as such in the annual budget approved by the Assembly, independently of those already cited in the preceding letters.

ARTICLE THIRTY-EIGHTH: An owner who fails to pay the monthly charge or common expenses within the period shall incur, by mere delay and without the need for any demand, a fine of 10% per month of what he should have paid, as determined by the Administrator, as the case may be, which fine shall serve to increase the general funds of the common charges and expenses, all without prejudice to demanding payment of what is owed, in the manner provided by law.-

ARTICLE THIRTY-NINTH: The administrator shall present semiannually an itemized accounting of the expenses incurred, supported by the corresponding vouchers. He shall deliver said accounting to the Oversight Board OR to the board of the legal entity in charge of the administration, within fifteen days following the expiration of the period. All such documentation shall likewise be available to any co-owner who wishes to become acquainted with it.

ARTICLE FORTIETH: Any infringement of the rules relating to the proper use and enjoyment of the property shall be reported by the affected party or by the administrator. Such infringements and the damages caused may be pursued judicially.

ARTICLE FORTY-FIRST: Any amendment shall take effect from the time the respective agreement has been reduced to a public deed, with a marginal note being made on this deed. **As long as fifty percent of the total parcels of the subdivision, or a total of 9 parcels according to the original surface area of lot FOUR, whichever the number of parcels or whichever occurs first, has not been sold, "SANTA MARIA DE LA ESPERANZA SPA" shall be in charge of the administration of the parceling, except in the event of early constitution of the aforementioned bodies and their legal entities. If, fifty percent of the lots having been sold by the real estate company to third parties, and ninety consecutive days having elapsed since said event, the oversight board, the rural potable water committee or another community**

body with legal personality, which is to be responsible for the administration of the parceling and the maintenance of the waters, has not been constituted, it is understood that the company "SANTA MARIA DE LA ESPERANZA SPA" shall not be responsible for the lack of maintenance of the common spaces, Circulation areas, maintenance of pipes and distribution of waters, etc., maintenance of Electric light, and the company may also seek recovery from the parcel owners, claiming payments and indemnification for damages, for the damages, expenses and other charges that have not been paid or are owed. Should the foregoing occur, the company shall be considered one more owner, in accordance with the parcels remaining to be alienated.

ARTICLE FORTY-SECOND: In everything not provided for in these Owners' Regulations, the rules in force of the Civil Code and other pertinent rules shall govern.-

ARTICLE FORTY-THIRD: The bearer of an authorized copy of this instrument is empowered to request the registrations, sub-registrations and annotations that may be appropriate in the corresponding Registries.

TRANSITORY PROVISIONS

FIRST TRANSITORY ARTICLE: Until the Assembly of owners agrees on a regulation for the use of the common services, their use shall be regulated by the administrator, that is, **"SANTA MARIA DE LA ESPERANZA SPA"**.

CLAUSE FIFTH: By this same act, the appearing parties confer special power of attorney, as broad as the law requires, upon Mr. **ANDRES ALEJANDRO VEGA ALARCON**, National Identity Card and Unique Tax Roll number fifteen million two hundred fifty-five thousand six hundred sixty-eight dash three, so that, in their names and on their behalf, he may subscribe and sign at any time and under any circumstances the public deeds of rectification, supplementation, clarification, addition and any other public or private instrument that may be required in order to correct and/or amend possible errors of identification, add style clauses, new obligations and new clauses if necessary, all for the better soundness of the titles.

CLAUSE SIXTH: The bearer of an Authorized Copy of this deed is empowered to make marginal annotations, register or sub-register this instrument at the respective registrar, with broad powers. The foregoing powers shall persist even if the death or incapacity of the parties should occur.

AUTHORITY: The authority of Mr. ALEJANDRO MIGUEL ROJAS CASANOVA to represent **"SANTA MARIA DE LA ESPERANZA SPA"** is evidenced in the public deed dated the second of May of the year 2016, granted by the Notary Public of Santiago, Mr. Iván Torrealba Acevedo, repertory number 6651, and as evidenced in the certificate of validity of the Power of Attorney dated the twentieth of February of the year 2026, from the Commercial Registry of Santiago. Draft prepared and sent by email by the attorney Andrés Vega Alarcón, Attorney-at-Law. In witness whereof, and after reading it, the appearing party signs before me, this instrument bearing number **432** of the Notarial Repertory.- A COPY IS ISSUED. I ATTEST.-



[Signature of Alejandro Miguel Rojas Casanova (I.D. No. 7.016.537-6), fingerprint and stamp of the Notary Public, as they appear on the original; "Bolet N° 222665".]

Digitally signed by: LUIS ENRIQUE ESPINOZA GARRIDO
Date: 24.02.2026 15:55 · Reason: Notary Public · Location: Pucón