

**Based on the summary of the Community Statutes for the Picasso, Tapiés, Dalí, and Miró developments in Estepona, here is a breakdown of what this means for you as an owner.**

The core takeaway is that while these statutes provide a basic framework, they are heavily supplemented (and sometimes overridden) by the **Spanish Horizontal Property Law (LPH)**.

### **1. What You Own vs. What You Share**

- **Your Private Property:** You have exclusive ownership of your apartment, its internal installations, and the pipes from the general connection inward.
- **The Entrance Door:** While the statutes label your front door as private, the exterior face is legally considered part of the building's "external appearance". You cannot change its color, design, or material without community approval.
- **Common Elements:** You jointly own the land, structure, roof, façades, stairways, and shared utilities. These cannot be divided or sold separately from your apartment.

### **2. Rules for Renovations and Use**

- **Internal Works:** You can modify the inside of your home as long as the works do not compromise the building's structure, safety, common installations, or external appearance.
- **External Changes:** You are strictly prohibited from altering common elements (like terraces, windows, or façades) without prior authorization.
- **Prohibited Activities:** Activities that are harmful, unhealthy, disruptive, or "immoral" are banned. The President has the legal power to seek a court injunction to stop such activities, which could even result in a temporary loss of use of your property for up to three years.

### **3. Financial Obligations and Fees**

- **Ownership Shares (Coefficients):** Your community fees are calculated based on a fixed percentage share assigned to your dwelling.
- **Limited Flexibility:** Fees must be paid strictly according to these shares. The community cannot easily change how costs (like lift maintenance) are split without a unanimous vote from all owners.
- **The Reserve Fund:** Even though the statutes don't mention it, you are legally required to contribute to a mandatory reserve fund (at least 10% of the annual budget) to cover future repairs.

### **4. Community Life and Conduct**

- **Animals:** You are generally allowed to walk your pets through common areas to enter or exit. However, you cannot "keep" or leave animals in common areas, and the community can prohibit them from causing a nuisance or dirt.
- **Selling Your Property:** You are free to sell your apartment at any time; other owners do not have a "right of first refusal" to buy it before others. However, you must ensure all community debts are paid and a certificate is issued before the sale.

### **5. Enforcement of Unpaid Fees**

- **Fast-Track Debt Collection:** If you fall behind on community fees, the community can use an expedited "monitorio" court procedure to claim the debt.
- **Penalties:** Claims can include the original debt plus interest and legal costs. Unpaid debts can be registered against your property, which can prevent a sale or lead to an attachment of the asset.