



## **Rules and Regulations**

April 2, 2007

In order to maintain and preserve the property, the Board of Directors has established the following rules and regulations for all homeowners, guests, tenants and relatives while on the property.

1. There is a noise ordinance in the city. For the comfort of others, and in compliance with the law, do not play your stereo, TV or other noise generating appliances at levels that can be heard outside the unit after 10:00 pm or before 7:00 am. People violating this rule may be turned over to the police for action.
2. Per Fulton County pet ordinance, dogs must be on leashes at all times.
3. No pet may be left unattended in any common area including hallways.
4. Pet waste in common areas must be cleaned up and sanitized by the owner immediately.
5. No smoking in parking area or the common areas, with the exception of the roof-top deck.
6. No alterations, decoration, painting, wall treatment or other modifications to the common areas are allowed without prior approval of the Architectural Control Committee or Board of Directors.
7. No plants or plant material may be left in the hallways or common areas.
8. Any damage to common areas caused by a homeowner, tenant, guest, or service person will result in an assessed fine based on the cost of repair.
9. No trash may be left in the hallways or common areas. Place all trash in the dumpster located on the ground floor behind the building.
10. The owner must make arrangements for the removal of all items such as appliances or furniture.
11. Advise the management company if you are planning furniture moves which require the need of the elevator pads.
12. If you are renovating, please notify the management company of start and finish dates. This applies to major renovations only, not rearranging your unit.
13. All debris generated by the renovation must be removed by the contractor or yourself. Under no circumstances may debris be left in the common areas.

14. All lockboxes should be placed on the door of the unit being sold. A separate common lockbox will be maintained on the outside gate to the right of the front door for building access.
15. Moving rules are addressed in a separate document.
16. Garage rules are addressed in a separate document.
17. Deck rules are addressed in a separate document.

Any violation of these rules and regulations by owners and/or their renters, guests, relatives or other invited people to the property will result in a fine levied in accordance with the Bylaws of the Association. Owners still retain their rights for a hearing before the Board of Directors for any fine imposed. Requests for a hearing must be done within 30 days of notification of the violation.