

ALTERATIONS

No owner shall alter, impair, remove or otherwise affect or change the condominium common elements or limited common elements, including, without limitation, window and balcony screens, without the prior written consent of the Board of Directors. No awnings, aerials or other projections shall be attached to the outside walls of the building and no blinds, shades or screens shall be attached on the exterior of any of the building without the prior written consent of the Board of Directors.

No residential or commercial owner may make any alteration within a unit that would materially impair the structural integrity of the condominium or that would affect the allocation of liability for the common expenses of the Association (such as electrical or mechanical changes) without prior review by the condominium manager and prior written consent of the Board of Directors. Any and all costs associated with such alterations shall be the sole responsibility of the owner. To the extent that any alteration within a unit results in increased expense to the Association or causes such unit to receive a disproportionate share of the services provided as common expenses of the Association, the owner shall be liable for and shall pay a special assessment for such increased expense or disproportionate share in an amount determined by the Board of Directors. Such special assessment shall be in addition to the general assessment for common expenses allocated as set forth in Exhibit D to the condominium Declaration.

BALCONIES

Balconies shall be used only for the purposes intended and not as storage areas. No articles (including, without limitation, mops, brooms, boxes, furniture and bicycles) other than suitable balcony or patio furniture and planters may be placed on any balcony.

BICYCLES

Bicycles are not allowed in elevators and may not be brought into the building except: (1) in a storage area for bicycles maintained by the Association in the basement. Availability is on a first come basis. There is a **\$25 charge** for a key to the bicycle storage room. The Association does not warranty the bicycles against theft or damages. (2) bicycles may be taken directly in and out of a stairwell to and from a unit.

No motor driven cycles shall be permitted in the bike room or in any other part of the condominium.

CARTS

Carts may be obtained through the concierge after completing a Cart Use form. Carts are available to all residents for transporting household items up to a maximum load of 200 pounds. Items contained ***within the boundaries*** of the cart may be transported on any elevator. Items ***extending beyond the boundaries*** of the cart shall only be transported by means of the service (middle) elevator after being properly padded and locked by staff member.

Contractors may not use the carts owned by Peachtree Towers.

When a cart is being used for a Move or Delivery that exceeds 15 minutes, the cart may only be used in the middle elevator.

Carts must be returned within 30 minutes or a rental charge of \$15 for each additional 15 minutes will be incurred. Carts may be used for longer times without charge when a resident is moving provided that resident has scheduled the move as provided in the "Elevator" section.

CONTRACTORS & OWNERS MAKING RENOVATIONS OR IMPROVEMENTS **- SIGNED FORM REQUIRED**

Form and Rules attached

CONCIERGE'S STATION

No loitering shall be permitted at or about the concierge's station. Only the concierge may use the telephone at such station. Concierge may not receive or deliver telephone messages for owners or residents, except in the event of an actual emergency.

DISTURBANCES

No resident shall make or permit any disturbing noise in the building, nor do or permit anything else to be done that will interfere with the rights, comfort, and convenience of the other residents, building staff and/or employees. No cursing, profanity or sexual explicit language is permitted in the common areas either verbal or written on clothing. The volume of all radios, televisions, stereos, musical instruments should not be audible beyond the boundaries of the unit in which they originate. If you should be disturbed by noise, please notify the Management Office or concierge on duty.

No nuisance shall be permitted to exist or operate upon any portion of the condominium so as to be offensive or detrimental to persons using or occupying other portions of the condominium. Without limiting the generality of any of the foregoing provisions: no exterior lights or speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed in the condominium.

Any guest of an owner or resident who has threatened, harassed, exhibited disorderly conduct and/or caused damage to the common elements must be escorted by the host owner or resident at all times when on the common elements. If such person is found on the common elements without their host, then they will be considered to be trespassing and will be subject to immediate removal and trespass proceedings.

DOORS & HARDWARE

The unit owner shall not change the exterior appearance of the entry door to the unit. No signs, decorations or wreaths are permitted on the exterior of the door. Any changes in the style or color of door knobs and door hardware must be approved by the management office prior to installation. All replacement doors must conform to the updated door panel design and approved by the Building Engineer prior to installation. The owner must provide the management office keys to their unit for pest control and emergency services.

Electronic Door Locks. Owners may install any electronic deadbolt on their entry door provided: (1) the finish is brushed nickel or stainless steel in appearance; (2) the deadbolt must have an override key; (3) the door handle must remain the approved the Tulip Entrance Door Knob with the Satin Nickel finish.

Electronic Video Doorbells. The use of electronic video doorbells has been approved. They must be black and/or stainless steel in color and cannot exceed 5 inches tall and 2.5 inches wide. They must be installed directly below the existing door knocker.

No other locks or hardware may be installed on the entry doors without management approval.

Lockboxes. The association has installed lockboxes in the hallway of the main lobby to be used for emergencies if an electronic entry lock fails. Owners may rent one of these backup lockboxes if they have installed the Schlage Connect Touchscreen Deadbolt locks on **all** of the entry doors of the units that they own or manage. The rental cost is \$50 per year. All lockboxes on unit entry doors must be removed by December 15, 2018 with the exception of Realtor lockboxes.

DRESS CODE – CLOTHING REQUIREMENTS IN THE COMMON ELEMENTS

Proper attire including but not limited to shirts and shoes is required at all times in the common areas of the condominium. Exercise attire may be worn as long as occupant exists and enters through the basement of the condominium. Sleeping attire including pajamas and night robes are not permitted at anytime. Hoods or other clothing items covering the head and face so that the person is not easily recognizable are not permitted inside the common areas of the building.

ELEVATORS (MOVING & DELIVERIES) ---- Concierge's Desk 404-524-4423

Only the ***middle elevator*** may be used for moving, deliveries of furniture, appliances or other large items, or the transporting of building materials UNLESS permission is granted by the concierge. The concierge must be notified in advance of Moving & Deliveries. The concierge should "lock down" the middle elevator and attach the moving pads prior to use. If possible, the concierge will allow the movers to have the exclusive use of an elevator during the move. Elevator doors must not be propped or held open. This damages the elevators and may require maintenance to repair.

All moves must be made through the basement entrance. If the basement doors are propped open, the resident must keep someone posted at the basement doors.

Moving and Deliveries (***not exceeding 15 minutes***) to and from the condominiums shall be accomplished during the hours of 6:00 a.m. until 11:00 p.m.

Moving and Deliveries (***exceeding 15 minutes***) to and from the condominium shall be accomplished during the hours of **8:30 a.m. and 6:30 p.m.** All such moves and deliveries must be scheduled with the Concierge Desk at least 24 hours in advance. A signed form is required. Only one move or delivery will be allowed at a time.

There is a \$50 per hour fee for the use of the elevator exceeding 15 minutes. If the elevator use exceeds three (3) hours, the fee will increase to \$100 per hour. A \$50 deposit must be paid by the resident to reserve the elevator. The \$50 deposit should be paid at the Management Office during normal business hours. This charge will be for all moving, deliveries and use of the elevators by contractors.

Residents must make sure they have enough manpower to ***complete the move within 3 hours***. If a move is not completed after 3 hours the move must stop to allow the next scheduled move to begin on time.

Trucks will not be allowed to block the driveway until after the garbage truck has made their daily pickup.

The concierge shall inspect the elevator and hallway to the unit before and after the move or delivery and record any damages in the Daily Log. The unit owner will be billed for cleaning and/or repairs required.

Violations of Elevator (Moving & Delivery) rules are subject to a minimum of a \$150 fine plus the cost of any repairs.

ENTRY INTO THE BUILDING

RESIDENTS

6:00 AM UNTIL 11:00 PM

- Residents with electronic entry key fobs shall have unrestricted access to the building at each building entrance.
- Residents without their electronic entry key fobs must sign-in and present a photo I.D. to the concierge.

11:00 PM UNTIL 6:00 AM

- Entry into the building shall only be permitted through the Peachtree Street main entrance. During this time period the Baker Street and the lower lobby entrances may not be used and the electronic key fobs will not function.
- All Residents entering the building during these hours must sign-in and present a photo I.D. to the concierge if the concierge does not recognize the individual as being a resident of the building. Residents refusing to comply may be denied entry into the building and/or subject to fines.

GUESTS – RENTING OR LEASING A UNIT IN THE BUILDING

1. Prior to Guest Arrival / Check-In Requirements

All owners are responsible for ensuring guest information is submitted **prior to guest arrival** using the Tenant/Guest Form located on the Peachtree Towers website under the “**Owners Only**” section.

If an owner is unable to provide guest approval through the Tenant/Guest Form, the owner or managing party must submit all required guest information directly to the concierge via email only at 300ptconcierge@gmail.com prior to arrival. Required information includes:

- Name of guest
- Arrival date
- Departure Date
- Unit number
- Check-in Time
- Number of guests in party
- Name of the person authorizing the stay

It is the **sole responsibility of the owner or managing party** to ensure this information is submitted accurately and in advance.

While the concierge may enter guest information into the system when time permits, this is not a required duty or responsibility of the concierge team and should not be relied upon for compliance.

Failure to properly submit guest information in advance may result in delayed access or denial of entry.

For stays of **30 days or longer**, the owner must additionally provide:

- Completed and signed **Landlord Compliance Form**
- Copy of the rental agreement or lease
- Copy of the resident's valid photo identification
- Contact information for all occupants

Management will not provide building entry access or enter any name into the entry phone system until all required documentation is received.

Failure to provide required documentation may result in fines of up to **\$25 per day**.

2. Check-In Procedures

Upon arrival, the concierge will verify identification for all guests and confirm that they are properly listed through the approved Tenant/Guest Form or via pre-approved written submission from the owner or managing party.

The concierge will not grant access to any individual who is not properly documented or authorized in advance. Individuals not on record will be denied entry and required to leave the premises. It is not the responsibility of the concierge to contact owners for missing or unverified guest information.

3. Check-Out Procedures

The concierge will not assist with guest check-out procedures and will not accept unit keys under any circumstances.

4. General Guest Policy (All Visitors)

Guests accompanied by a Resident:

- May enter the building without signing in.

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Guests not accompanied by a Resident:

- Must use the main entrance only
- Must present valid photo identification and sign in with the concierge
- Must remain in the lobby until the resident arrives to escort them to the unit
- Must leave the building if the resident is not present
- May not wait in the lobby for extended periods

Frequent visitors must follow these procedures for each visit without exception. Unauthorized entry or “tailgating” behind other individuals is strictly prohibited.

REALTORS

- Realtors may enter the building; however, they must present a valid Real Estate license or business card to the concierge and be signed in. Realtors must identify the units they are visiting.

DELIVERIES

All deliveries must be brought to the concierge and will be received in the designated mailroom area. Delivery personnel are not permitted to access residential units or deliver directly to unit doors.

UPS & Federal Express Deliveries

All UPS and FedEx packages must be delivered to the concierge. The concierge will log all packages upon receipt and notify residents within 24 hours. Packages will be held in the mailroom until retrieved by the resident.

Food & Grocery Deliveries

Food and grocery deliveries will be left in the lobby for resident pickup. It is the responsibility of the owner, resident, or tenant to retrieve these items promptly. The concierge is not responsible for the condition, storage, or security of food or grocery deliveries.

Package Handling, Identification & Sign-Out Requirement

All packages are logged upon receipt. Residents will receive notification within 24 hours. Items will be stored in the designated mailroom area until pickup.

All parties retrieving packages must sign out all items prior to release. While a photo ID is no longer a mandatory requirement for every transaction, concierge staff reserve the right to request valid identification and confirmation from the property owner at any time before a package is released. No packages will be released without a documented signature.

Access Restrictions

Delivery personnel are not authorized to enter the building beyond designated delivery areas or to deliver items directly to unit doors.

Large Deliveries, Appliances & Moving

Deliveries involving appliances, furniture, or moving services must be scheduled in advance with the concierge. These deliveries must be accompanied by the owner or an authorized representative. Coordination with the concierge is required to arrange elevator access and protective measures.

Resident Responsibility

Owners and residents are responsible for coordinating their deliveries and retrieving all items in a timely manner. Peachtree Towers is not responsible for lost, delayed, or perishable items.

EVICCTIONS

If an owner evicts a tenant, all personal property removed from the unit may not be placed on condominium property except the 3rd 15 minute parking space for no longer than two hours. If the owner fails to remove the items within two hours the Association may have the items removed and bill the unit owner for all costs. Items may only be moved by use of the middle elevator. Owner shall pay a \$50 move out fee.

FIRE & SMOKE ALARMS

Owners should install smoke alarms within their own units. Any battery powered smoke alarms need to have the batteries checked annually. Any negligent act that results in a fire alarm is subject to a minimum fine of \$150.00.

GRILLS

No charcoal, propane or other flammable grills may be used or stored in the condominiums or balconies. Only electric grills may be used on the balconies.

INGRESS & EGRESS

All common areas designed for ingress and egress, including sidewalks, entrances, exits, elevators, lobbies, hallways, stairways and landings, must not be obstructed or used for any purpose other than ingress or egress. The storage of personal items in any of these areas is strictly prohibited. Sitting, smoking or loitering on the steps or entranceway of the Peachtree Street and Baker Street entrances is strictly prohibited.

INSURANCE

Each unit owner is strongly encouraged to a Condominium Unit-Owner's Policy (HO-6) or a Dwelling Fire policy if the owner does not reside in the unit. See attachment

LAUNDRY FACILITIES

The laundry facilities are available on a first-come, first-served basis and are considered a self-governed amenity for residents.

Timely Removal: Laundry must be removed promptly upon completion of the cycle. Items left in machines more than 15 minutes after completion may be removed by other residents.

Use Guidelines: No tints or dyes may be used in the washing machines. Shoes are not permitted in washers or dryers. Residents are responsible for removing lint from dryers after each use.

Washer Care: All washer doors should be left open after use to allow proper ventilation.

Cleanliness: Please leave the laundry room in a clean and orderly condition after use. Bleach must be transported in a sealed container to prevent damage to floors and surrounding areas. Powder Detergent should ONLY be added inside the wash with garments.

Maintenance Reporting: If there is an issue with any laundry equipment, please notify the concierge team promptly.

Personal Responsibility: Peachtree Towers is not responsible for lost, stolen, or damaged items left unattended in the laundry facilities. Residents use the facilities at their own.

LOBBIES & COMMON AREAS

The main lobby may be used for residents to greet guests and enjoy a quiet conversation. Residents and guests may not use the lobbies as a business conference room or as their personal living room. No one may put their feet up on the couches, no business paperwork performed and no spreading out personal items on the couches or tables. No smoking, no open beverages, and/or consumption of food and beverages are permitted in any of the common areas including the lobbies, basement, hallways and elevators.

No radios, CD or tape players or other similar devices may be operated by residents or guests in any of the common areas, including lobbies, hallways, laundry room or elevators.

No loitering shall be permitted around the doorman's station.

No one shall be permitted to sit or loiter on or around the entrances into the building.

LOSS OF KEYS / LOCKOUT PROCEDURE – SIGNED FORM REQUIRED

If a resident or guest is locked out of a unit due to a lost key, forgotten access credentials, or a malfunction of the keypad or lock system, the concierge will assist in a lockout procedure when available.

All lockouts will be subject to a **\$65.00 service fee**, which will be billed directly to the unit owner.

The concierge will cross-reference approved **check-in records, Tenant/Guest Forms, or Landlord Compliance documentation** to verify authorized occupancy prior to granting access.

A unit door will only be unlocked for:

- A verified unit owner, or
- An approved tenant/guest listed in the building's authorized records, or
- An individual with valid written authorization from the owner already on file

Residents requesting access may be required to provide a signed acknowledgment form and supporting identification.

If a registered resident requests that management provide access to a unit, management shall have the right to demand picture identification before providing such access. This service will be provided only during regular business hours when management staff is present on the property.

It is important to note:

- Verification will be based solely on existing approved documentation and records on file
- The concierge will proceed based on available information at the time of request

PARKING

All residents, guests, and delivery personnel are responsible for complying with these guidelines.

15-MINUTE PARKING

There are currently two (2) 15-minute parking spaces intended for use by delivery persons, guests, and residents. Due to the limited availability, the 15-minute time limit must be strictly enforced.

DRIVEWAY PARKING

The driveway shall be used solely for the purpose of loading and unloading items being delivered to, or removed from, a unit. Vehicles using the driveway for loading and unloading must pull in past the “No Parking – Fire Hydrant Access” point, park as close to the building side as possible, and must have emergency flashers activated at all times.

The driveway may not be used for short-term or unattended parking. Any vehicle left unattended is subject to towing at the owner’s expense.

Vehicles blocking the driveway without permission are subject to being towed immediately.

TOWING

Vehicles improperly parking or parking in violation of these rules will be towed away at owners’ risk and expense.

PARKING DISCLAIMER

Peachtree Towers does not provide or manage personal parking in the nearby parking lots.

PEST CONTROL

A pest control service will be entering each Unit on the scheduled dates posted on the website and in the lower lobby bulletin board. Your participation in this program is mandatory. You may opt of the program ONLY if 1) you provide a copy of a contract you have entered into with a pest control company for service to your unit; or 2) you provide a letter from a physician stating that pest control services would adversely impact your health. A second person will accompany the pest control employee to ensure that nothing is disturbed in your home.

PETS

1. In accordance with Article VII, Section 9 and Section 13(b)(iv) of the Declaration for Peachtree Towers, A Condominium, pets are not permitted at the Peachtree Towers Condominium. The term pet shall included no animal or fowl of any kind
2. Owners who bring a pet onto the Peachtree Towers Condominium property, or whose lessees, occupants or guests bring a pet onto the property, shall be subject to fines and other enforcement action by Peachtree Towers Condominium Association, Inc. The minimum fine is \$500.
3. Service animals and other assistance animals are permitted at the Peachtree Towers Condominium.
4. Service animals and other assistance animals must be housebroken and kept under the control of the handler at all times. Service animals shall not be left unattended in a Unit.
5. Peachtree Towers Condominium Association, Inc. and its personnel shall not provide care or supervision for service animals and other assistance animals.

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6. Service animals and other assistance animals are not subject to any deposit, fee or charge; provided, however, owners of service animals and other assistance animals are responsible for any damage to the Condominium caused by their animal.

RENTALS & LEASING

RESIDENTIAL USE ONLY – No units may be rented or leased for business or office use. (refer to Declaration Amendment 1-10-97, Section 7 on page 6).

RENTAL ADMINISTRATION FEES

SHORT-TERM RENTALS – SUBJECT TO AN ANNUAL FEE BASED ON CURRENT BUDGET

The purpose of the charge (a specific assessment) is to help offset additional expenses caused as a direct result of these short-term guests including but not limited to: cost of additional concierges required to handle these guests; occasional off-duty police hired to monitor the additional activity in the building.

LONG-TERM RENTALS – SUBJECT TO AN ANNUAL FEE BASED ON CURRENT BUDGET

The purpose of the charge (a specific assessment) is to help to offset additional administration expenses caused as a direct result of these long-term tenants including but not limited to: (1) set-up tenant account in computer with contact information; (2) set-up electronic telephone entry system with tenant telephone number; (3) review and filing of the Landlord Compliance Form; (4) filing of leases with association records; (5) reviewing leases for current and expired status; (6) communicating with tenants, landlords and owners regarding rules and regulations requirements and violations; (7) coordination of elevators for move-ins and move-outs.

WHEN WILL THE ANNUAL RENTAL ADMINISTRATION FEES BE COLLECTED?

Invoices will be mailed during the 1st Quarter of each year for the current year's fee. Owners starting to lease or rent in the middle of the year will be billed the full annual fee.

LANDLORD COMPLAINT FORM – ATTACHED

All landlord must fill out this form for each tenant or guest.

GUIDELINES FOR GUESTS – ATTACHED

All landlords should provide

Also - Refer to the Landlord Compliance Form.

SALES – TRANSFER FEES FOR ALL REAL ESTATE TRANSACTIONS

Processing Charge for Seller - \$100

Review of the selling account and calculation of amounts due; Preparation of the closing letter with the final payoff (\$10 included in charge); Liability for the management company to provide an accurate payoff; Close out of the prior owner's account

Processing Charge for Buyer - \$400

Creation of the new owner's account; to include setting up charges and ordering coupon books, if applicable; Processing of all of the closing checks and documents; Archiving all closing documents received from the closing attorney; Filling out mortgage questionnaire for lender, if required; Production of requested documents to buyer at or before closing including recorded documents, insurance certificate, budget, etc.; Staff to facilitate preparation of the closing letter and administer the process.

SIGNS

No "for sale", "for rent" or other signs may be placed in any residential unit or on any part of the condominium property other than on message boards intended for such purposes. No signs may be placed in any commercial unit without the prior written approval of the Board of Directors.

SOLICITATION

No solicitation of any kind or distribution of flyers, pamphlets or other literature shall be permitted in the condominium; provided, however, that the management staff in its reasonable discretion may permit the display of such materials in designated locations.

TRASH

All trash should be disposed of through the trash chutes located at either end of the hallway on each floor. In consideration of other residents, trash may not be placed down the chutes between the hours of 10:00 p.m. and 8:00 a.m. **ALL TRASH MUST BE SECURELY WRAPPED IN PLASTIC BAGS THAT ARE TIED CLOSED BEFORE BEING PLACED IN THE TRASH CHUTE.** Do not place boxes, paint cans, plants or building materials of any kind in the trash chutes; these items must be disposed of in dumpster located at the end of the service drive on the north side of the building. Violations are subject to a minimum fine of \$50.

Any items larger than 3 square feet (including furniture, appliances, carpeting, etc.) may not be placed in the dumpster, but must be removed from the condominium property by the resident. Violations are subject to a minimum fine of \$150 plus the cost of removal.

Commercial unit owners and occupants shall dispose of all trash in the manner requested by the Association's management staff.

No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of the condominium including, without limitation, the entrances to commercial units, and no odors shall be permitted to arise there from, so as to render any portion thereof unsanitary, unsightly, offensive or detrimental to persons using or occupying other portions of the condominium.

Any unit owner (or his family, agents or guests) who shall dump or place any trash or debris upon any portion of the condominium shall be liable to the Association for the actual cost of the removal thereof, plus a minimum fine of \$50, and the same shall be added to and become part of the portion of any assessment next coming due to which the unit owner is subject.

UNIT ACCESS

If a registered resident requests that management provide access to a unit, management shall have the right to demand a picture identification before providing such access. This service will be provided only during regular business hours when management staff is present on the property. **There will be a \$5.00 charge for providing such access.** Under no circumstances will access to any unit be provided to anyone not registered with the Management Office as a resident of that unit.

The management and/or maintenance staff shall have the right of access to any unit for the purpose of making inspections, repairs, replacements, improvements, pest control, or to remedy certain conditions that would result in damage to other portions of the building.

The unit owner and/or resident must supply management with a key to their unit. Any owner desiring to alter or install a new lock must inform the management staff and provide an extra key. If the management staff is required to enter a unit, reasonable efforts will be made to notify the owner in advance. However, if the owner cannot be reached, the members of the management staff may enter a unit at their discretion.

UNIT MAINTENANCE

Each owner is expected to maintain his unit in a state of good repair and cleanliness. Nothing shall be thrown, swept or otherwise allowed to fall from any window or balcony of any unit. **If water is actively leaking in one unit, the association will turn off the water to that unit until the condominium owner has had the leak repaired.**

MAINTENANCE INSPECTIONS. Every year significant damage is caused to the common areas as well as individual condominiums resulting from water leaks in bathrooms, kitchens and air conditioning drain systems in the condominium units. Most of these leaks could have been prevented had the owners undertaken routine inspection and repair of their units. Therefore, the Board of Directors has authorized annual maintenance inspections as well as a clean out of all the building air conditioning drainage pipes. **There is no cost to the owners for these inspections.** Pursuant to the Declaration and the Georgia Condominium Act each unit owner is required to afford to the association, and to any agents or employees of the Association such access through his/her unit as may be reasonably necessary to enable them to exercise and discharge their respective powers and responsibilities. **Accordingly, the Association will be accessing each Unit at least once per year to provide these preventive maintenance inspections. At least 3 days advance notice will be given.**

Peachtree Towers does not warrant or guarantee that every potential problem will be identified during the inspection and assumes no liability for breaks, leaks or any resultant damage by providing this service. After the inspection you will be informed if there are any problems which need to be addressed in your unit. You may hire Peachtree Towers to replace the HVAC drain pans at a cost of \$150 per drain pan. If other repairs are needed, you may hire any qualified contractor to make the repairs.

USAGE

RESIDENTIAL USE ONLY – No units may be used for business or office use. (refer to Declaration Amendment dated 1-10-97, Section 7 on page 6).

No owner shall allow anything to be done or kept in his unit or in the common elements that would increase the cost of insurance or that would result in the cancellation of insurance for the building without the prior written consent of the Board of Directors.

Under no circumstances are the electrical or cable closets to be used for storage, due to Fire Codes.

Water closets and other water apparatus in the building shall not be used for any purpose other than those purposes for which they were designed. Any damage resulting for misuse of any water closet or other water apparatus in a unit shall be repaired and paid for by the owner of such unit.

Noxious or offensive activities shall not be carried on in any unit or in the common elements and facilities. Each unit owner, his family, guests and agents shall refrain from any act or use of his unit or the common elements and facilities which could reasonably cause embarrassment, discomfort, annoyance or nuisance to the occupants of the units or which would be in violation of any law or governmental code or regulation.

Residents shall not, within their unit or within the common areas: (a) install or operate any machinery other than household appliances; or (b) use or store any flammable liquid (other than routine household products), explosives or other articles which are hazardous to life or property.

Nothing may be placed in storage areas that could create a fire hazard or damage or promote danger in any other manner to the condominium.

All window treatments must be of off-white or neutral color when viewed from the exterior of the building. No tinted insulation or reflecting films applied to any window glass shall be permitted.

No waterbeds may be used in any unit or in any other part of the condominium property.

No smoking and/or consumption of food and beverages is permitted in any the common areas including the lobbies, basement, hallways and elevators.

VIOLATIONS OF THE RULES & REGULATIONS

The Board has established the following Fine Guidelines and considers these amounts to be reasonable fines to assist with the enforcement of the Association Documents and Rules and Regulations. (see the 6-5-95 Amendment to the Declaration, Article VIII, Section 9)

Elevators – Improper use of elevators and the moving and delivery rules – minimum fine of \$150 plus the cost of any repairs for damages.

Fire Alarms Caused by Negligence/Willful Misconduct - \$150 minimum fine plus any charges assessed by the City of Atlanta.

Noise and Disturbance Complaints

1st violation (per stay for short-term guests) – warning

2nd violation(per stay for short-term guests) - \$150 fine

3rd violation and each violation thereafter (per stay for short-term guests) – minimum fine \$500 for each instance

Odors (tobacco, marijuana, incense, etc.) coming into other units or common areas

1st violation (per stay for short-term guests) – warning

2nd violation(per stay for short-term guests) - \$150 fine

3rd violation and each violation thereafter (per stay for short-term guests) – minimum fine \$500 for each instance

It is the unit occupant's responsibility to contain odors within their units which may require the purchase of air purifiers and adding weatherstripping to seal their front door. Note, the weatherstripping may not be visible from the exterior of the door.

Pet Violations – minimum fine of \$500 per pet, plus \$25 fine per pet, per day for a continuing violation

Trash Chute and improper disposal of garbage or other items – Minimum fine \$50

Additional fines will apply if the trash chute becomes clogged, and the owner will be held liable for any costs to remove the clog.

These fines are used as a guideline for the violations mentioned. Other violations of the Covenants and the Rules & Regulations shall also be subject to reasonable fines as determined by the Building Management and the Board of Directors.

****CONCIERGE SERVICES**

Peachtree Towers Condominiums provides 24 hour “Concierge Services” to assist the residents and guests. **The concierges are not security guards and Peachtree Towers does not provide any security services.** The association may employ video surveillance equipment in the common areas. This equipment may or may not be monitored at any time and all footage is the exclusive property of the association. This surveillance is not for security purposes. Each owner, tenant, and guest is responsible for their own security.

ATTACHMENTS

Contractors Information Form & Rules

Guidelines for Guests

Insurance Article – Condominium Unit-Owner’s Policy is Recommended

Landlord Compliance Form

Water Damage Procedures

Water, Water Everywhere... and Who Do You Think is Gonna Pay? By George E. Nowack, Jr.