

## PML Rules and Regulations

These rules are designed to both protect the assets of the Association and to assist in keeping a harmonious community. Please make yourself familiar with these rules. Your Board of Directors asks each owner to concentrate on being a good neighbor.

Pursuant to Article V "Use Restrictions" Section 5.01 General and Article VIII "Association" Section 8.05 Rules and Regulations, the By-laws of Peachtree-Malone, the Board of Directors has established the following Rules and Regulations to govern the use and occupancy of the PML. All use restrictions and rules and regulations of the association are subject to the enforcement provisions set forth in the declaration, including, without limitation, the right and authority of the board to assess fines for the violation thereof.

Violation of these rules will incur fines of \$50 per each infraction. Additional fines may be assessed or multiple or recurring violations.

1. Security: The security of Peachtree Malone Loft's is everyone's responsibility. Residents shall not take any action that would compromise the security of the building. Such actions include, without limitation, disclosing access codes or giving keys to non-residents, propping open outside doors or windows, or causing the same to be unlocked.
2. Moving: The following provisions govern moving (and deliveries of large items) into or out of the building:
  - a. Our management company, **Community Management Associates (CMA)** must be notified in writing a minimum of seven (7) days in advance of any move into the building. A \$150.00 impact fee shall accompany such written notice. The Managing Agent must be notified in writing a minimum of seven (7) days in advance of any move out of the building.
  - b. No moving/unloading of anything after 10 p.m.
3. Contractor/Repairman Rules: Work is allowed between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. No weekend work is permitted. Contractors and Repairmen must clean up after themselves if their work impacts any of the common areas, specifically elevator interiors, hallways, elevator lobbies and the garage parking deck. Owners are encouraged to advise CMA or Board member if the elevator pads for the elevator will be needed for the contractor/repairman.
4. Vehicles and Parking: No vehicles shall be parked or left unattended in the driveway area at front gate entrance to the property; provided, however, that vehicles may be temporarily parked near the red colored curbs for purposes of loading and unloading only.
  - a. Vehicles belonging to residents must be parked in reserved spaces and may not be parked in spaces reserved for visitors for more than two (2) consecutive days. Residents are requested to instruct visitors to follow the parking rules.

Guest vehicles parked overnight for three (3) consecutive nights in any 7 day period will be deemed "resident" vehicles and shall be subject to removal at the owner's expense. Exceptions to such three (3) day visitor parking limitation may be granted by the Board, in its sole discretion, upon advance submission of a written request to the President, Secretary or Managing Agent, which request shall include the number of the unit visited, name of the owner of the vehicle, the year, make, model, color and license plate number of the vehicle, and the dates during which parking privileges for the vehicle are being requested.

- b. All vehicles operated or parked at PML must be maintained, repaired and operated so as to preserve the peace and quiet enjoyment of the residents of the PML
  - c. No repairs or service to any vehicle shall be undertaken at PML, except such repairs as are necessary to permit the removal of such vehicle to another location.
  - d. Any vehicles parked or maintained in violation of the provisions of the Declaration or these Rules and Regulations may be towed without further notice at the owner's expense at the discretion of the Board or the Managing Agent.
5. Pets: Please be mindful that pets can be a nuisance to others who could also be frighten your pet:
- a. There is a limit of two (2) pets per unit.
  - b. Pets must be kept on a leash at all times when outside a Unit either inside the building or outside on the property. Pets may be exercised in the common areas (the dog run is preferred) and are not allowed in any of the landscaped areas.
  - c. Residents shall be responsible for the immediate removal and proper disposal of all pet droppings from their respective pets on any portion of the PML (including, without limitation, outside landscaped areas). If a pet soils an interior common area such that it requires special cleaning, the Management Company shall be notified immediately. All cat boxes should be placed in sealed, sturdy plastic bags and hand carried to the trash.
  - d. No structure for the care, housing or confinement of any pet shall be constructed or maintained on any part of the common elements, and no such structure shall be constructed or maintained within any balcony, deck, patio, or terrace, unless the same shall be approved in advance in writing by the Board.
  - e. Owning pets that bark and cry incessantly, disturbing neighbors, and creating a nuisance, or pets that have an aggressive nature are discouraged. Fines may be levied for harboring excessively noisy or aggressive animals.
  - f. In addition to any fines as may be assessed for violations of this paragraph (5), residents shall be responsible for all damage to the common areas (including cleaning/replacement/repair expenses) caused by their respective pets.
6. Signs: No owner shall without prior written consent of the Board of Directors place a sign on any exterior door, wall or window of the unit or common area.
7. Trash: All rubbish, trash, and garbage shall be regularly removed from the premises and not allowed to accumulate. Large household items such as mattresses, furniture, large

containers, construction materials, etc are not accepted by the trash service and should not be left at the dumpster at any time. Please dispose of such items properly by making arrangements for pick-up with Salvation Army, Goodwill Industries or 1-800-Got-Junk. Balconies and patios are not for trash storage. Please keep the area outside your unit clean and tidy at all times.

8. Noise: Stereos, television sets and similar equipment shall be operated at levels that do not permit them to be heard from the common areas or any other unit. No resident shall make or permit any disturbing noise in any part of the PML, nor do or permit anything that would interfere with the rights, comfort, convenience and quiet enjoyment of other residents. Loud noises in the lobbies and corridors are expressly prohibited. This includes the slamming of unit or hallway doors.
9. Combustible Materials: No combustible materials that may increase the hazard of fire are permitted in PML. No open fires shall be ignited or maintained on any portion of PML, except such fires as are confined to fire places or for purposes of cooking when contained in a metal or ceramic container designed for such purpose.
10. Smoking: Pursuant to Georgia law, no smoking is permitted in the elevators. Smoking is also prohibited anywhere inside the building except the interior of your unit and its own patio/balcony.
11. Elevator Abuse: Elevators shall not be misused in any way. Such misuse shall include, without limitation, propping them open, holding them on a floor or loading oversized objects onto them. Please consult CMA in advance for advice about deliveries or any special needs.
12. Window Treatments: All draperies, shades or other window treatments on windows facing the outside of the unit shall have white lining or backing so that the appearance from such is uniform and conforms.
13. Antennae and Satellite Dishes: Owners are prohibited from mounting antennae and satellite dishes on the exterior of the building or anywhere in the common areas without prior board permission. Such devices must be contained within your unit.
14. Storage: No personal property, other than vehicles properly parked in parking spaces, shall be stored or left unattended on any portion of the common elements of the PML.
15. Ease of Access: Residents shall not obstruct the sidewalks, courts, entry passages, walkways, hallways or stairs with equipment, furnishings, bicycles or other personal property and shall use such areas only for the purpose of free access and other usage intended by design.
16. Exterior Appearance: Patios, balconies, stairwells, walkways or any common or limited common elements open to general view shall not be used for storage of any kind.
17. Spills and Messes: Residents shall immediately clean up any spills, trash or debris from the common areas caused by such resident or his or her guests or invitees. If

special cleaning is required, the CMA must be notified immediately.

18. Garbage and Trash: Garbage disposal units shall be used to dispose of all garbage that they are designed to accept. All other trash and refuse (other than boxes and newspapers) shall be disposed of by enclosing the same in plastic bags that are secured at the top and deposited in the trash.
19. Vehicles other than Automobiles: Motorcycles, motorbikes, motor scooters, mini-bikes, go-carts-and similar contrivances shall not be operated on the PML property, except as reasonably required for ingress and egress to and from the property.
20. Solicitation: No soliciting or door-to-door canvassing is allowed. Residents are urged to report offenders to the Managing Agent and/or the police.
21. Bicycles: Bicycle storage in the common areas is limited to the bicycle storage racks installed in the parking garage and require a "PML Bike Parking Permit" sticker issued by PML HOA Board.
22. Holiday Decorations: Holiday lights and decor must be removed from the balconies, patio/balcony/hallway doors by January 15th. Holiday trees are required to be completely bagged when brought into or out of the buildings. Any remnants that are dropped in the common area (elevators, hallways, lobbies, garages) must be immediately removed by the owner. Any cost associated with the cleanup of any debris within the common areas will be billed to the offending owner. The association is not responsible for holiday tree disposal; each owner must dispose of their holiday tree off-site. Holliday trees cannot be left in/on/around the trash compactor.