

Peachtree Walk Condominium Association

Contractor Rules & Renovation Guidelines

Please review the following Contractor Rules. These rules are in place to preserve the quality, safety, and cleanliness of our community.

Property Manager Contact

For all renovation inquiries, ACC applications, or contractor-related questions, please contact:

Kat Young, Association Property Manager
404-892-7400 (office)
kyoung@teammgt.com

Approved Work Hours

Contractors

- Monday – Friday: 9:00 AM – 5:00 PM ONLY
- No weekend contractor work permitted
- Violations are subject to fines

Unit Owners (Self-Performed Work, painting, etc., No noise)

- Monday – Friday: 9:00 AM – 5:00 PM
- Saturday: 10:00 AM – 5:00 PM
- Sunday: 12:00 PM – 5:00 PM

Fine for work outside approved hours: \$300 per day

Contractor & Unit Owner Responsibilities

- **Shoe Covers:** Contractors must wear shoe coverings when exiting units and entering common areas to protect carpets and hallways.
- **Utility Carts:** Contractors are not permitted to use Peachtree Walk utility carts.
 - Fine Violation: \$150 per day
- **Construction Trash Disposal:**
 - All construction debris must be removed from the property in durable construction bags.
 - Use of Peachtree Walk dumpsters is strictly prohibited.
 - Fine Violation: \$250

Dirty Common Area Fines:

- 1st violation: \$50
- 2nd violation: \$100
- 3rd and subsequent violations: \$150 per occurrence

Renovation Requirements

- Wood Flooring Underlayment:
 - Minimum ¼” cork underlayment or equivalent or better soundproofing required.
 - Water Supply Lines:
 - PVC piping is only permitted.
 - Water must be shut off and pipes drained before plumbing work begins.
 - Management must be notified in advance of water shutoffs.
 - Tile/Wood Cutting:
 - Must be performed inside the unit or on the balcony only.
 - Any water used must be contained and disposed of inside the unit or off the property.
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Vendor & Contractor Parking

Contractors must obtain a Contractor Parking Pass from the Management Office.

- Building B (1074):
 - Lobby-area parking permitted only with a Contractor Parking Pass
 - Building A (1075):
 - Upper Guest Deck or courtyard driveway off 11th Street
 - 9:00 AM – 5:00 PM ONLY
 - Vehicles must be removed by 5:00 PM sharp
 - Fine: \$50 for every 15 minutes past 5:00 PM
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Elevator Usage

- Elevator reservations are required at least 3 days in advance for any work involving the delivery or removal of materials or debris.
 - Reservations must be made through the Management Office.
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Courtesy Notice to Neighbors

- Residents must post a courtesy notice on their unit door during renovations.
 - The notice must include work scope, hours, and contact information.
 - Courtesy notices may be picked up at the Management Office.
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Demolition or Mechanical Work

- Prior written approval from the Association Manager is required before beginning any demolition or mechanical work.

Damage to Common Areas

- Unit owners are responsible for any damage caused to hallways, elevators, or common areas.
 - A \$750 damage deposit is required for all renovations.
 - Refundable upon completion if no damage occurs.
 - Contractors must carry current liability and workers' compensation insurance.
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Please contact the Management Office with any questions. **All vendors on site MUST be registered with Management.**

Your cooperation helps maintain the quality and safety of Peachtree Walk for all residents. Thank you for your attention to these important rules.