



Peachtree Walk Condominium Association

2026 Rules & Regulations

For questions or clarification regarding any rule, please contact the Management Office at **404-892-7400** or email the Property Manager, **Kat Young**, at kyoung@teammgt.com.
Please note that **finest may be imposed for violations**.

1. Deliveries & Packages (Including Food)

- All food deliveries **must be picked up in the lobby**.
- **Do not share your door code** or allow delivery personnel to enter or roam the building unattended.
Fine: \$150 per violation.
- Retrieve packages promptly.
- For oversized or multiple packages that cannot be retrieved within 24 hours, email kyoung@teammgt.com for assistance.

2. Parking

- **Resident Parking:** All vehicles in the P-1 garages must display a current and visible resident sticker. Vehicles without stickers are subject to booting or towing.
- **Lobby Parking Area:** Resident Permit Parking Only; enforcement is 24/7.
- **Guest Parking:** Guests must park on **upper decks only** and **register via the QR code** or park on the street.
- Any owner or resident who provides a **vendor, housekeeper, or pet sitter with a 2026 PW parking permit sticker** will be in **violation and assessed a \$250 fine**. PW Annual parking permit stickers are **for residents only**.
Unpermitted vehicles in any area are subject to **booting or towing**.

3. Access Devices (Fobs, Cards, Windshield Stickers)

- **Allocation 1 per bedroom and occupant, and one extra:**
 - Blue Fob: \$40
 - White Access Card: \$40
 - Windshield Sticker: \$50
- **Replacement costs:**
 - Blue Fob: \$40
 - White Access Card: \$30
 - Windshield Sticker: \$50
- This policy ensures **resident-only access** and property safety.

4. Pet Policy

- **Limit:** 1 dog per unit.
- Dogs **must not** relieve themselves in hallways, elevators, courtyards, pool area, or against any building structure.
Fine: \$150 cleanup fee if staff must clean.
- Only friendly, non-aggressive dogs are permitted in the PW dog park.
- **A building Courtyard:** Dogs are only allowed in the designated dog area in the driveway.
- **Annual Dog Registration Fee:** \$125 due January 1st; after February 1st, \$150.

5. Common Areas & Hallways

- Do not place liquids in trash bags. Check for leaks or tears.
 - Call the office immediately if a carpet stain occurs. All hallways are monitored by **security cameras**.
 - Front door mats are **NOT** allowed.
 - Door hardware must be **satın or brushed nickel lever handles**; keypads in matching finish are allowed.
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6. Ring Cameras & Recording Devices

- Any installation requires **prior ACC Modification approval**.
 - ACC Modification Request forms are available at: **peachtreewalkcondos.com** → E-DOCS.
 - Unauthorized installations will incur **finer**.
 - No cameras or recording devices are allowed in windows.
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7. Utility Carts

- **Vendor or contractor use is prohibited**. Fine: \$150 per violation.
 - Carts must be returned to the **P-1 level immediately** after use. Fine: \$25 per incident.
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8. Trash & Recycling

- **Dumpsters**: Do not dispose of mattresses, furniture, appliances, or large solid items. Fine: \$250.
 - **Recycling bins**: Break down all boxes; place all items inside bins. Fine: \$25 for leaving items outside. \$75 for not breaking boxes down.
 - **Trash Chutes**: Only use 13-gallon **plastic trash bags**; no cardboard or oversized items.
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9. Balconies

- Only **potted plants and patio furniture** are permitted.
 - **Prohibited**: Folding chairs, bicycles, hanging items, or anything attached to doors, railings, siding, or stucco.
 - Attachable or magnetic **balcony door screens** are permitted, provided they are in good condition and securely installed.
 - Special requests (e.g., animal safety mesh) must be emailed to **kyoung@teammgt.com** with photos and a detailed description for Board approval.
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10. Window Treatments

- Only **white or off-white** window coverings are permitted.
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11. Leasing

- Lease permits are required for all leased units, including LLC-owned units.
 - **25% lease cap** applies. All occupants over age 18 must be listed on the lease.
 - Airbnb or short-term rentals are **strictly prohibited**.
 - **Illegal Leasing, Airbnb, and short-term rentals are strictly prohibited**. \$500 initial fine, and \$300 per day until you are no longer leasing.
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12. Prohibition of Damage, Nuisance, and Noise

- No Owner or Occupant may engage in or allow any activity that constitutes a nuisance or unreasonably disturbs, annoys, or interferes with the quiet enjoyment of other residents. This includes excessive or disruptive noise within units, common areas, or from vehicles.

Note: Fines are assessed for violations of these rules and other rules that are not listed but are in the PW Declaration. Compliance ensures a safe, secure, and enjoyable living environment for all Peachtree Walk residents. Please review the 2026 Violation Fine Schedule.

We truly value you as residents and owners of Peachtree Walk.

Thank you for helping make this the best condominium building in Midtown!