

Peachtree Walk Condominium Association 2026 Violation Fine Schedule

The following guidelines and fines apply to all homeowners. Lessors are responsible for any violations committed by their tenants. All costs incurred in enforcing violations, including postage, envelopes, paper, legal fees, and applicable fines, will be charged to the homeowner's account.

Unspecified Violations: Any violation not explicitly listed below will incur a minimum initial fine of \$25.00, with additional daily fines, if applicable, until the violation is resolved.

DESCRIPTION OF VIOLATION	CURE TIME	INITIAL FINE	CONTINUOUS FINE IF APPLICABLE
No mattresses, furniture, appliances, or other large items may be left in, by, or outside the dumpsters or in any common area. Violation will result in fines, and removal costs will be billed to the homeowner.	24 Hrs.	\$250	\$250 per Occurrence after the initial Violation
All boxes must be broken down before disposal. Violations are subject to fines.	Immediately	\$75	\$100 per Occurrence after the initial Violation
Leaving recyclables outside designated bins is prohibited. Violations are subject to fines.	Immediately	\$25	\$50 per Occurrence after the initial Violation
Damage to HOA property, including common areas and structures, is prohibited. Violations are subject to fines and repair costs billed to the homeowner.	Immediately	Minimum \$100	Repair Costs + fine
Use and storage of utility carts must comply with HOA rules. Improper use or storage is a violation. Violations are subject to fines.	Immediately	\$150 for Vendors	\$25 per incident of residents not returning the cart
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 or common areas. Violations are subject to fines.	Immediately	\$150	\$150 per Occurrence after the initial Violation
Commercial vehicles, boats, and trailers may not be stored on the property. Temporary use by contractors for active maintenance or repairs is permitted. Violations are subject to fines.	24 Hrs.	\$50	\$50 per day
Unauthorized sharing of EV keys or use of any outlet not designated for EV charging is prohibited. Violations are subject to fines.	Immediately	\$150	\$175 per occurrence after the initial violation
Leasing without a valid lease permit, including Airbnb's or other short-term rentals, is strictly prohibited. Violations are subject to fines.	Immediately	\$500	\$300 per day
Placement of mats outside unit doors is prohibited. Violations are subject to fines.	Immediately	\$25	\$25 per day

ACC: All property improvements or renovations require an ACC application with HOA approval. Failure to gain approval is a violation. Violations are subject to fines.	Immediately	\$150	\$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	Immediately	\$250	\$250 per day
Unauthorized Vendors on-site: Non-emergency vendors on-site without prior scheduling with Management are prohibited. Violations subject to fines.	Immediately	\$150	\$150 per Occurrence after the initial Violation
Patio furniture and potted plants are allowed. No folding sports seats, hanging items, or railing attachments. Bikes are not allowed. Removable screens are allowed if in good condition and properly installed.	24 Hrs.	\$25	\$25 per day until the violation is cured
Owners must pick up after pets, and pets must always be leashed. Violations are subject to fines.	Immediately	\$25	\$50 per Occurrence after the initial Violation
Move-ins, move-outs, or large furniture/appliance deliveries without prior scheduling are prohibited. Violations are subject to fines.	Immediately	\$150	\$150 per Occurrence after the initial Violation
Sharing door codes or allowing delivery personnel or couriers to enter or roam the building unattended is prohibited. Violations are subject to fines.	Immediately	\$150	\$150 per Occurrence after the initial Violation
Any owner or resident who provides a 2026 PW parking permit sticker to a vendor, housekeeper, pet sitter, or any non-resident will violate the Association's parking policy. Annual Peachtree Walk parking permit stickers are issued to residents only. Violations are subject to fines.	Immediately	\$250	
Owners and residents may only place lockboxes on the property for licensed real estate professionals when the unit is actively listed for sale. Violations are subject to fines. <i>The Association and Management assume no liability for lockboxes that are removed or discarded due to a violation.</i>	Immediately	\$100	

Procedure for Assessment of Fines

Opportunity to Cure

Upon written notice of a violation, a homeowner shall have a reasonable period to cure, not less than ten (10) days, unless otherwise specified in the governing documents. Some violations may not persist; however, repeated occurrences after the cure period may result in additional fines.

Notice of Violation

A written notice will detail the alleged violation, the governing provision, the required action to cure, the deadline for the cure, and the potential fines if not corrected. Fines shall not be imposed without this notice and an opportunity to cure.

Homeowners may request a hearing or submit a written response regarding the violation or proposed fine before the

fine is assessed.

Assessment of Fines

If the violation is not cured within the specified period, fines may be imposed according to the adopted Fine Schedule. Repeated violations may result in additional fines in accordance with the schedule.

Delinquent Fines; Lien and Collection Costs

Unpaid fines, late charges, and associated enforcement costs may become a lien on the property and are collectible under Georgia law. Homeowners are responsible for all reasonable enforcement costs, including administrative and legal fees.