
123 Luckie Street Rules and Courtesies

Overview

Listed below are the "Rules" and "Courtesies" for our community. This is not a substitute for the Declaration of Condominium or Bylaws but rather an extension of those documents. The goal is NOT to create a "Rulesy" and unfriendly environment but instead to create a more consistent, safe, and enjoyable living area for all of our residents and guests!

As a point of clarification, there is a difference between rules and courtesies. A rule has a written or monetary consequence while a courtesy is simply a reminder of neighborly etiquette. Our committee's goal is to minimize the number of 'official' rules by creating an awareness of the Courtesies.

Security Considerations

It is important to mention that a majority of the rules were created for building security purposes. We recognize that living in a 'transitional' Downtown demands rules that may not be necessary in other communities. Please respect the fact that your security was a major consideration when creating this document.

Exceptions

We realize there will be occasions when an exception to the rules may be necessary. Residents are to contact Piedmont Management to request exceptions. Exceptions will be addressed by the Board.

Penalties for Breaking Rules

Courtesies do not have penalties. Unless otherwise noted in the rule, the penalty for breaking a rule is:

First offense: A written warning from Piedmont Management Associates

Second offense: \$100 fine, payable within 10 business days of receiving the fine notification.

Renters

Homeowners leasing their units are responsible for providing their renters with this document (along with copies of the declaration and bylaws). Additionally, in the event that a renter breaks a rule, written notices and fine letters will be sent to both the homeowner and the renter. Ultimately, the homeowner will be accountable for addressing this issue.

Modifications to Your Unit

All modifications to a loft must be approved by the Architectural Control Committee (ACC) prior to the commencement of the modification project. Modifications that include the following must have prior approval: Plumbing, A/C-heat, power, television-telephone-Internet cables, vent conduit, floors, ceilings windows, walls, and balconies. See the 123 Luckie Street web site for a copy of the ACC "Request for Modification of Loft Unit" or it can also be obtained from management.

123 Luckie Loft Rules and Courtesies

Detailed Rules and Courtesies

Building Visitors

Rules:

- 1) Homeowner is responsible for their guests/contractors/renters following building rules and covenants.
- 2) Homeowners must have their guest, repair company, and/or contractor vehicles park in their assigned parking spot(s) only. If none is available, then street parking or paid parking lots must be used.

NOTE: See the ACC Loft Modification form document for additional details on contractors.

Courtesies:

- 1) Homeowners should notify Piedmont Management if loft keys (to include keyless entry devices and garage openers) are issue to a guest, contractor, repair personnel, etc... for more than one week.

Pets

Rules:

- 1) Please follow the 123 Luckie Street Bylaws and Declarations related to pets. They are summarized below:
 - a) Owners/Occupants may not keep any pets other than a reasonable number on any portion of the property, as determined at the discretion of the Board.
 - b) Owners/Occupants may not keep, breed or maintain any pet for commercial use.
 - c) Structures for pet care cannot be constructed in common areas.
 - d) Dogs must be kept on a leash and be under the physical control of a responsible person at all times while outdoors.
 - e) No potbellied pigs, bulldogs, rotweillers, snakes or other animals which the Board determines to be dangerous may be brought to the condominium at any time.
 - f) The Board may require that any pet, which in the board's opinion, endangers the health of any owner/occupant or creates a nuisance or unreasonable disturbance, be permanently removed from the property upon seven (7) days written notice. If the animal creates an immediate danger, it may be removed at the Board's discretion without prior notice to the pet owner.
- 2) Pets must always be attended to in common areas.
- 3) If management receives 3 or more complaints about someone's pet(s) from more than one homeowner, the pet owner will be sent an official warning regarding the issue. Once six (6) complaints are received, the board will be forced to address the problem at their discretion.
- 4) The pet owner must clean up animal 'messes' of any sort in the common areas immediately. If the mess remains more than 30 minutes, the pet owner will be penalized.

Courtesies:

- 1) Please be courteous to neighbors regarding noise levels (i.e. barking in units or hallways) and pet odors.

-
-
- 2) Please talk with your neighbors to be sure your pet is not disruptive when you are not home.

Parties

Rules:

- 1) Please notify Piedmont Management of any party planned for the common area at least one week in advance.
- 2) Parties of more than 50 invitees will require:
 - a) Notification on the bulletin boards at least 1 week in advance.
 - b) Deposit of \$100 to Piedmont Management which will be returned within 10 days after the party if the area is in the same condition it was prior to the party.
 - c) Written notification to all homeowners with entrances on the courtyard if the party is in the courtyard.

NOTE: Notification to management and homeowners does not restrict other homeowners from accessing the courtyard and other common areas.

- 3) The number of attendees must be limited to 100 for common area parties.
- 4) Common area parties must end by 10 pm on weekdays and midnight on weekends.
- 5) If any Luckie Street Condominium property is damaged during the party, please notify Piedmont Management immediately. The homeowner hosting the party will be expected to reimburse the Association for repair of all damage.
- 6) All common areas (e.g. elevators, garages, courtyard, halls) must be cleaned by 10 am the day following the party. Be sure to check planters for trash and cigarette/cigar butts. Furniture must be returned to original location. Please coordinate with Piedmont Management if you need assistance in cleaning the common areas (for a fee).
- 7) It is very important that you do not prop doors or leave notes on the outside entrance doors regarding the party as this jeopardizes security. We recommend you instruct guests to utilize the entry directory system or hire someone to be present at the building entrance.

Courtesies

- 1) Do not use furniture or other items from private patios without homeowners' permission.
- 2) Please provide a trashcan during the party for your guests.
- 3) Please be respectful of your neighbors regarding noise from music and voices.
- 4) For parties within units please be respectful of your neighbors regarding noise from music and voices (especially after 10 pm on weekdays and midnight on weekends).

Common Areas: General

Rules

- 1) Elevators: If you are moving, please refer to the 123 Luckie Street web site for proper form completions with mandatory fee deposit.
- 2) Parking: Please do not allow guests to park in any spot but your own. We do not have guest parking available. Guests may use street parking or adjacent paid parking lots.
- 3) Garage: Do not pull the emergency releases if you forget your key. Pulling these emergency releases eliminates our ability to use them in a true emergency and causes an alarm to sound.
- 4) Storage Units: Do not store any flammable liquids in your space. Penalty – Each offense: \$200

-
-
- 5) Storage Units: Do not leave any boxes or storage items in the walkway between the units. Penalty – Items will be disposed of if left for 48 hours.

Courtesies

- 1) Dumpster/Trash: Please breakdown boxes before throwing them in the dumpster. Two dumpsters are available in the trash room for use.
- 2) Dumpster/Trash: All trash (except boxes) placed in the dumpster must be in sealed bags.
- 3) Dumpster/Trash: If for some reason you leave a trail of trash/garbage on the way to the dumpster, or at the dumpster door, please clean it up immediately.
- 4) Dumpster/Trash: Please use the small trash cans placed in the common areas for small items only (e.g. cups, packaging, etc.). Large items should be thrown in the dumpster.
- 5) Elevators: Do not hang posters or notes in the elevator unless approved by the Board.
- 6) French Door Balconies: If using window boxes, make certain they are very secure but also able to be removed for maintenance of the building. Be courteous to those on the sidewalks or balconies below when watering your plants.
- 7) French Door Balconies: Do not throw anything off of balconies (e.g. cigarette butts).
- 8) French Door Balconies: Please be aware of your neighbors when smoking on your balcony. Smoke drifts to units above and beside you.
- 9) Garage: Please close the garage doors after passing under them in your automobile. This helps with building security. Be cognizant of any other automobiles or pedestrians behind you as you enter/leave the garage.
- 10) Garage: Do not prop doors leading from garage into building for extended periods of time. This jeopardizes security and causes issues with the adjustment of the doors causing repair calls and expense.
- 11) Garage: Please do not leave litter or trash in the garage.
- 12) Garage: Please do not smoke in the garage
- 13) Garage: We recommend you lock your automobile doors and remove all valuables from sight when parking in the garage.
- 14) Hallways: Please be respectful of neighbors (especially during 'off-hours'). Sound within the hallways carries into units.
- 15) Hallways: Do not use hallways or common walkways for storage, even if short-term (e.g. trash bags, carts, boxes)
- 16) Mailboxes: Please do not tape messages to the mailboxes or front windows regarding deliveries. We recommend calling delivery services to arrange for exceptions.
- 17) Mailboxes: Please do not put outgoing mail under the display case in building #2. There is no guarantee that the mail left there will make it to the mail carrier. There is an outgoing mail slot in the entry of building #1 that can be utilized safely for all outgoing mail.
- 18) Storage Units: Please be sure to lock the storage doors behind you. In addition, it is recommended that each individual storage unit be locked.
- 19) Storage Units: Please do not intrude on the boundaries of someone else's storage unit (e.g. with shelves or poles that extend across the top).
- 20) Storage Units: Please turn off the light when leaving the storage units.

Parking/Towing

Rules

- 1) Spaces:
 - a) No homeowner, occupant, guest or visitor may park in an assigned space without the express permission of the deeded owner.
 - b) Homeowners are responsible for informing their occupants, guests or visitors regarding this policy. If the guest, visitor, tenant, co-resident, licensee, or invitee of a unit or unit owner shall violate the parking policy, then the unit owner shall be responsible for all fines and penalties imposed.
 - c) Any violation of this rule can be subject to the enforcement mechanisms set forth in the Declaration and Bylaws of 123 Luckie Street Condominium and the Georgia Condominium Act.
- 2) Fining:
 - a) Pursuant to the condominium instruments, parking fines imposed for violations of this parking policy shall be assessed against the homeowner who violated the parking policy, or whose guest, visitor, tenant, co-resident, licensee, or invitee violated the parking policy. Such fine shall constitute a personal obligation of the Owner and a lien against the unit until paid.
 - b) At its discretion, the Board may impose a fine of \$25 for each parking violation or for each day that a vehicle remains improperly parked.
 - c) Upon receipt of a parking violation complaint, written notice of the violation shall be given to the homeowner (and occupant of the unit if applicable in the case of a renter, etc.) The written notice shall state the amount of fines to be imposed, if applicable.
- 3) Towing Procedure:
 - a) All parking spaces are deeded to homeowners. Homeowners ONLY can contact Mark Watkins @ Piedmont Management to request a personal code for their deeded parking space(s) that would permit authorization of towing with a designated towing company.
 - b) If prearranged through Piedmont Management, a homeowner may contact the assigned towing company to arrange towing of any vehicle parking in or blocking access to the homeowner's deeded space(s).
 - c) The Board cannot assume responsibility for arranging towing of any vehicle(s) from the garages.