

Century Lofts Condominium Association
505 Whitehall St SW, 30303 Atlanta, Georgia

The Board of Directors
secretary.centurylofts@gmail.com

Century Lofts Owners
505 Whitehall St SW,
30303 Atlanta, Georgia

April 15th, 2025

Building Rules and Fines

Dear Owners,

You are receiving this letter because you own a condominium at Century Lofts at 505 Whitehall St SW. As your HOA board, we strive to maintain transparency and ensure that all building rules are clearly communicated and easily accessible.

It has come to our attention that not all residents have received the same version of the building rules and fines. To address this, we are sending you the most recent and complete Rules and Fines Policy, which reflects the regulations outlined in the Condo Documents, along with the associated fines for violations.

While leasing of units remains restricted by our Condo Documents, for those who currently rent out their unit, please ensure that this updated information is shared with your current tenant and included with all future lease agreements. We will also notify all current residents that this is the official and current version of the rules and fines.

Additionally, we want to remind you that a 12-hour guest parking limit was introduced in January. All owners were reminded of this change on February 6. These spaces are not for resident usage and this restriction is in place to provide temporary parking available to occasional building visitors.

If you have any questions or suggestions for improvement, please feel free to contact us at secretary.centurylofts@gmail.com.

Best regards,
Your Board of Directors

Century Lofts Resident Rules & Violation Policy

Updated: 4/13/25

General Building Rules & Violations

- **Trash Disposal:** Trash must be kept inside your unit or properly disposed of. Do not leave trash in hallways or on building grounds. Only trash placed inside the dumpster will be picked up by the trash service.
- **Unwanted Furniture, Large or Hazardous Materials:** Owners must arrange for the removal of these items. Leaving them on building grounds or in/next to the dumpster is prohibited. Costs incurred by the HOA to remove items will be charged to unit owners.
- **Noise & Consideration for Neighbors:** Keep noise levels reasonable—no excessively loud music, TV, or disruptive activities. Limit loud activities such as moving in/out to daytime hours (9 AM - 6 PM). Large events require prior HOA board approval.
- **Pet Policy:** Dogs must always be leashed in common areas. Pet waste must be disposed of properly. Relieving pets on building grounds is prohibited as it attracts pests, damages greenery, and violates City of Atlanta laws.
- **Hallway & Common Area Regulations:** Storing personal belongings, furniture, or other items in hallways, common areas, or assigned parking spaces is strictly prohibited.
- **Renovation Hours:** Renovations and construction work must take place only between 9 AM and 6 PM. Notify the HOA and neighbors before starting work.
- **Fire & Smoke Regulations:** Smoking and open flames are prohibited in all common areas, balconies, and decks. This includes smoke machines.
- **Damage to Property:** Costs incurred for repairing damage to the building or grounds will be charged to the unit owner.
- **Posted Signs/Building Communications:** Removal or vandalism of posted materials or signage by anyone other than board members or their service providers is prohibited.
- **Emergency Exits & Fire Alarms:** Non-emergency use of emergency exits or setting off the fire alarm for the building will be fined.
- **Short Term Renting:** Short term leasing of units on services such as AirBNB, VRBO and others is prohibited. When leasing is approved, the minimum initial term must be no shorter than 1 year, without board approval for a shorter period.
- **Harassing or Threatening Behavior:** Threatening any person on the premises will not be tolerated. This includes remote owners in the context of their ownerships and applies in particular to board members and other owners volunteering their time for the HOA.

Parking Regulations

- **Storage of Defunct Vehicles:** Vehicles with expired tags or inoperable condition cannot be stored on the property.
- **Storage in Parking Spaces:** Storage of any items in or around a parking space is not permitted. Any items found will be discarded.
- **Guest Parking Misuse:** Guest parking spaces are limited to a maximum of 12 hours, are for visitors to the building, and must not be used by tenants as extra unit parking spaces.
- **Unauthorized Parking:** Vehicles must be parked within designated spaces. Parking outside of assigned spaces is prohibited.
- **Handicap Parking Violations:** Parking in handicap spaces without a permit is illegal and subject to a \$500 fine and immediate towing.
- **Blocking the Gate:** Vehicles blocking entrance or exit gates will be towed immediately.
- **Parking in Another Resident's Space:** Vehicles parked in another owner's space will be towed upon report by the affected owner.

Enforcement

Towing/Booting – For most parking violations, the respective cars are towed or booted.

Fines – All other violations are fined as follows:

- **First violation:** \$100 fine
- **Each subsequent violation:** Additional \$50 increase per occurrence
- **Handicap parking & short term rental violations:** \$500 per occurrence

Owners are responsible for ensuring their tenants comply with all building regulations. Fines incurred by tenants will be charged to the HOA account of the unit owner. Owners can independently fine tenants; the HOA is not involved in rental management.