



SOD Rules Reviewed and Approved by the Board of Directors on March 21, 2019

There are rules at Sterling of Dunwoody that residents may or may not be aware of. Some have been in place and some are new. Certain restrictions need to apply for the safety and consideration of your neighbors.

Please familiarize yourself with these rules and restrictions.

1. When hiring a company or individual, it is mandatory that they are licensed and insured, and have workers compensation insurance. SOD master insurance policy reads: If there is an incident while making repairs in a unit, the first \$25,000 of damages will be the responsibility of the unit's owner. The Association will fine the unit owner \$500 for negligent hiring, if an incident occurs.
2. HVAC replacement. A crane or hoist is allowed to be used to install a new A/C unit on the roof. The only time a crane must be used is if the unit can't be lifted onto the roof through the roof opening with a hoist or your company does not have one. Under NO circumstances are the units to be manually pushed through the roof opening. If this is done, the Association will fine the unit owner \$500. Please alert property management prior to installation if a crane is involved in order to notify residents that cars need to be moved.
3. Hot water heater installation. The water in the building MUST be shut off for this appliance installation. The community has experienced floods because a unit owner/plumber decided not to do that. To protect our community, this MUST be adhered to. Please inform Access Management a week before installation so they are able to inform residents that the water will be turned off. Please schedule your installation after 9 a.m. and please have your installation company make every attempt to keep the installation to a four-hour time window. This inconveniences your entire building and we are trying to minimize this. If a resident does not have the water shut off for the installation, and an incident occurs, the Association will fine the owner \$500 for this negligence. The ONLY exception for not complying with a weeks notice to Access Management is a leaking hot water heater, which would be an emergency repair.
4. Picking up after your pets. This is not only a health hazard, it is inconsiderate. Fines for non-compliance are:
 - 1st offense- \$50
 - 2nd offense- \$100

5. Please do not throw any cigarette butts on the property, as well as empty bottles or other debris. Let's keep Sterling clean! The littering fine is \$25 for each incident.
6. Our pool is for our residents' enjoyment. Each unit owner is allowed four guests at a time. The unit owner/resident must be in attendance with their guests. Please follow our posted pool rules, which include No pets. No glass in the area. Absolutely, no drinking beer or alcoholic beverages in the pool.
7. Absolutely NO PARTIES are allowed at our pool. We need to be considerate of the entire community.
8. Any owner that is renting their unit MUST be responsible for their tenant. Please make sure your renters know Sterling Condo Association rules before moving here.
9. Pets: Only one (1) pet allowed per unit owner and the pet should not exceed a weight of 30 pounds. Other pet restrictions apply.

We live in a wonderful community and we want to keep it that way!

Questions or concerns regarding any of the rules listed above should be directed to Kris Longfellow, Community Manager, at klongfellow@accessmgt.com or 678-710-6232.

Please make sure that Access Management has your e-mail address for important alerts!

Thank you.

*The Board of Directors
Sterling of Dunwoody*

April 2, 2019