



Stonewall Condominium Association, Inc.

3700 Stonewall Cir SE
Atlanta, GA 30339

owner portal and social media found at: www.stonewallcondo.com

SCHEDULE OF FEES as of January 1, 2024

Lender's Condo questionnaire, condo governing documents during the purchase/sale transaction, and new account set up on Stonewall's owner portal: \$250 charged to the buyer of the unit. *COLLECTED IN ADVANCE.* We take cash, checks, or Visa and Mastercard (credit cards with an approximately 3% fee).

Buyer's Initiation Fee: \$500 for 2023. This is a one-time fee for a capital reserve injection. Collected at closing.

HOA Closing Letter (Seller's confirmed account balance) only: \$10 charged to the seller; **condo governing documents during the purchase/sale transaction, and new account set up on Stonewall's owner portal** \$250 charged to the buyer. *Collected at closing if there is no lender request.*

Termite Letter: approximately \$45 paid by the seller and requested by the seller directly through Northwest Exterminating at 678-383-1030.

Monthly assessments ("dues"): \$425 per month. Paid online via the owner portal with e-check or Visa and Mastercard (credit cards with an approximately 3% fee). No paper checks.

Returned e-checks, ACHs or any type of returned payment: \$40 assessed to the unit account.

Late charges on unpaid monthly assessments or any unit balance: 10% of unpaid assessment balance.

Interest on unpaid monthly assessments or any unit balance: 8% per annum on late charges and cumulative delinquent balances assessed to the unit account.

Violations not cured by the due date as set forth in writing by the Board or any of its committees: \$25 per day beginning the day after the due date to cure the violation, assessed to the unit account. Non-compliance with parking sticker rules only is \$25 per month.

Parking sticker fees for all unit vehicles: \$10 per parking sticker (up to two) issued to new owners upon purchase, \$25 for replacement stickers for owners, and \$50 for roommates/non-owner occupants. Will be assessed to the unit account. Must be affixed to the windshield in the lower corner on the passenger side. Each unit is assigned two parking spaces. Two vehicle limit is strictly enforced. \$25 per month Violation fee for vehicles without a sticker. Sticker numbers are tied to make/model/tag of vehicle. Owners must request a new sticker if there is a change of vehicles (e.g. new car or windshield replacement). Parking is Common Area and borrowing, buying, selling, or renting of parking spaces is **STRICTLY PROHIBITED.**

Parking three or more vehicles overnight on a regular basis is PROHIBITED. Please contact the board of there are extenuating circumstances. Standard \$25 per day Violation fee for vehicles without a sticker or unapproved vehicles. Guest parking is first come, first served in Guest spaces. Guest parking is for guests, not for residents. Storage of vehicles is not allowed. All vehicles must be operable, have a valid registration, and be used regularly.

Parking commercial vehicles: STRICTLY PROHIBITED. Regular sized trucks and cars with a small logo only, no "wrapped" logos, no ladders, no equipment hanging out, etc. may be granted approval by the Board if it does cause the unit to exceed the maximum number of vehicles for the unit (two). Extra monthly fee of \$30 per month applies.

Roommate monthly fee: \$10 *per month* per each roommate over one. Roommates are a privilege for owner occupied units only, must stay at least 30 nights in a row if found via websites or roommate finder apps and the like, and are required to be registered with the Association under our governing documents. **NO SHORT TERM OR TRANSIENT ROOM RENTALS ALLOWED. NO AIRBNB OR SIMILAR.** A roommate is someone who occupies the unit with the owner, but who is not an owner of record, and not related by blood (lineal descendant - mother, father, grandmother, grandfather, sister, brother, son, daughter) or marriage (spouse). Registration is done by submitting a Roommate Information Sheet and getting a parking sticker for \$50. Standard \$25 per day Violation fee for unregistered roommates. **UNIT RENTING IS NOT ALLOWED. Two vehicle limit per unit regardless of how many people of driving age live in the unit.**

Please use the Request - Create Request feature in the owner portal to send questions to the Stonewall Board of Directors.