



**SCHEDULE OF FEES  
as of January 1, 2025**

**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 if using a lender. We take cash, checks, or Visa and Mastercard (credit cards with an approximately 3% fee). Collected at closing if there is no lender request.*

**Buyer's Initiation Fee: \$850 charged to the buyer. This is a one-time fee for a capital reserve injection.** *Collected at closing but is collectible in the same manner that any other assessment is collectible in accordance with our governing documents.*

**HOA Closing Letter (Seller's confirmed account balance) only:** \$10 charged to the seller.

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

**Monthly assessments ("dues" or "fees"):** \$410 per month PLUS an equally divided water assessment, which varies from month to month. Paid online via the owner portal with e-check (.60 fee per payment), Visa and Mastercard (approximately 3% fee), or paper checks may be mailed or placed in the Clubhouse mailbox at 3700 Stonewall Cir SE, Atlanta, GA, 30339.

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

**Late charges on unpaid monthly assessments:** 10% of unpaid assessments 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 self-reporting rule only is \$25 per month. Certain violations are immediate (e.g., glass at the pool).

**Parking sticker fees for all unit vehicles:** \$10 per parking sticker (up to two) issued to new owners upon purchase of a unit, \$25 for replacement stickers for owners, and \$50 for roommates/non-owner occupants, 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). Driver's license and vehicle registration is required for new parking stickers. 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 if 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 possibly* 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 \$10 per month applies.

**Additional Roommate monthly fee:** \$50 per month per each roommate over one as a water surcharge. 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). Proof of relationship may be required. 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 size of unit or how many people of driving age live in the unit.**