

SARATOGA LAKE CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

December 1, 2025

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Saratoga Lake Condominium Association

Rules and Regulations

1. Authority

The Rules and Regulations specified in this document are extracted from the Condominium Declarations and the By-Laws for the Saratoga Lake Condominium Association (SLCA). The Board of Directors has the authority to make and to enforce reasonable rules and regulations including the right to impose fines on residents and owners of units within the association.

2. Association Dues

Dues are to be paid to SLCA on a monthly basis in order to provide water, sewer, trash, and grounds services and exterior maintenance for all residents. Dues unpaid after the tenth of each month incur a late fee of 10% of the monthly amount due.

3. Penalties for Unpaid Dues

Water supplied to each apartment is paid from dues collected. Any apartment with a balance owed of \$750 or more, is subject to disconnection of the water to that apartment. SLCA will provide 30 days notice to the residents of the apartment prior to shutting off the water supply thereby giving the owner a chance to bring their dues current.

Residents may have their personal vehicles towed after a 10 day notice to the resident. If you are renting the apartment, you are subject to having your vehicle(s) towed at your expense if the owner is \$750 or more behind in dues.

4. Resident Registration

Any owner who sells or who leases an apartment shall give notice in writing to the Board of Directors of such sale or of such lease stating the name and address of the purchaser or renter and a list of all residents living in the apartment.

All residents must register with SLCA within the first 15 days of occupancy of an apartment. Resident parking stickers will be issued to residents after all information is provided to SLCA. Parking stickers are to be plainly visible on the inside of the front passenger side windshield. Residents who do not have a valid parking sticker will be towed after 48 hours of placing a warning notice on the vehicle. Residents may apply for a parking tag by completing following form, [Parking Tag Application](#), or by scanning this QR Code:



5. Guests of Residents

Residents are responsible and liable for the conduct of your family and guests. All guests visiting the property must abide by SLCA Rules and Regulations. Guests may, at the discretion of management, be asked to leave the property and not return in the future. If a guest has been given notice not to return to the property, and if that guest returns to your apartment, it is considered a breach of any lease agreement, and your lease may be terminated. Additionally, the guest is subject to arrest for trespassing.

6. Sign Up For Emergency Text Notifications

In order to more effectively communicate information regarding water shutoffs and other emergencies affecting the community to residents and apartment owners, the association has set up a text messaging system that we recommend that residents and apartment owners subscribe to. This will supplement our other communication methods such as flyers and emails, but is expected to be more efficient, effective and direct. Tenants should text the word TENANT to the number (678) 679-1833 in order to subscribe to our texting system. Apartment owners should text the word OWNER to the number (678) 679-1833 in order to receive tenant and owner specific messages.

7. Loitering and Trespassing

There is no loitering or congregating in the front, sides, or back of any building, or in the stairwells, common areas and garages unless an activity is sponsored by SLCA or approved by SLCA in advance. All residents must advise all visitors of these rules. You are responsible for ensuring that your guests comply with SLCA rules. If you are a resident at SLCA, you must entertain any guests inside your apartment or on your patio or deck. Anyone who is not a resident of Saratoga Lake and not a guest should not be on our property.

8. Short Cuts through Saratoga Lake

The majority of SLCA property lines are unfenced thereby allowing unauthorized entry and exit of the complex. Taking short cuts and exiting and entering the complex from any point other than the paved driveways is prohibited. Please insure your children, young adults, and guests are aware that entering or exiting in this manner is trespassing and will be treated as such.

9. Parking

SLCA parking lots and garages are not to be used for abandoned, inoperable, or stored vehicles. A vehicle will be deemed to be inoperable if not "Street Legal" or if not mechanically operable. All vehicles must be moved a minimum of once every 14 days or it is considered to be stored. Vehicles that have flat tires are considered inoperable. Automobiles should not be parked or driven on the grass. Parked vehicles shall not block normal flow of traffic, sidewalks or other parking areas. Angle parking or parking in obvious non-parking areas is prohibited. Vehicles not conforming to these rules may be towed at the owner's expense. The determination of whether a vehicle is abandoned, stored, inoperable, or illegally parked shall be within the discretion of the SLCA Board or the SLCA Property Manager.

Residents must have valid parking tags to park their vehicle on the property overnight. Parking stickers are to be plainly visible on the inside of the front passenger side windshield. Residents who do not have a valid parking sticker will be towed after 48

hours of placing a warning notice on the vehicle. Residents may apply for a parking tag by completing following form, [Parking Tag Application](#), or by scanning this QR Code:



10. Prohibited Vehicles

Certain vehicles are prohibited from being parked at Saratoga Lake. Commercial vehicles and vehicles with lettering on the outside of the vehicle, Tractor Trucks, Trailers, RV's, towed equipment including boats and any oversized equipment are not allowed unless they are there to provide one time delivery of materials, household goods, or for property repair purposes. Upon special request, the Board of Directors may designate a specific but limited area where residents may park income producing vehicles required for the performance of the resident's vocation. Any such request must be submitted in writing and approved by a majority of the board members.

11. Unsightly Vehicles

In order to provide a positive image of our community to residents and to visitors, vehicles that have conspicuous body damage and in need of repair are not allowed to be parked on the premises. Examples of this is damaged and dented exterior, convertible tops being held together with tape, rusted metal with worn out paint, broken or missing windows, excessive fluid leakage, etc.

12. Vehicle Repair

Repair work to vehicles shall not be done on the premises. No oil, brake fluid, antifreeze, or radiator water shall be drained onto the street, sidewalks, grass or other parking areas. Any vehicle leaking any fluids shall be cleaned up at owner's expense. No vehicle is allowed to be raised off the ground, other than to change a tire. No washing of vehicles is permitted in the SLCA complex.

13. Motorcycles, Minibikes, Etc.

All state regulations that apply on the street will apply in the SLCA community. All vehicles, including motorcycles and minibikes, must be properly licensed and all operators must be licensed as well. No one under age is allowed to operate a motor vehicle of any type on the grounds of the community at any time. All motorcycles and minibikes must be parked in the parking lot and may not be placed in an apartment.

14. Speed Limits

The maximum speed limit throughout the condominium community is **15 mph**. Please drive carefully and watch out for children.

15. Trash & Dumpsters

Dumpsters are located adjacent to the 500 building and between the 1000 and 1100 buildings. Please insure that your trash is placed in a plastic bag and securely tied

before placing it in the dumpster. Children that are not tall enough to place the trash in the dumpsters should not be tasked to take the trash to the dumpster. No trash shall be placed beside the dumpsters. Adults are responsible for proper handling of the trash and ensuring it is placed properly in the dumpsters. All boxes must be broken down or flattened prior to placing in the dumpster.

Dumpsters are not to be used for large items such as furniture, mattresses, large appliances, tires or construction materials of any kind. Any resident that disposes of any of these items anywhere on the complex will be fined a minimum of \$250 plus disposal costs and dumping fees. These large items are the responsibility of the residents to dispose of in county landfills or by hiring professionals to remove the items.

16. Litter

Littering is prohibited in the complex. Wrappers, fast food containers, cigarette or cigar butts, or any other garbage must be disposed of properly and not left on the grounds. SLCA asks that you help in maintaining and improving our community by picking up trash, branches and other objects in the common areas that detract from our neighborhood and deposit them in a dumpster. Please help us improve and preserve our community.

17. Trash Dumping

Anyone observing a vehicle dumping trash in the dumpsters that do not have a visible SLCA parking sticker is asked to write down the license plate number, color and type of vehicle and submit this to SLCA for action. Anyone observing trash of any kind being dumped anywhere on the property is encouraged to report it in the same manner. Do not confront illegal dumpers; simply provide this written information to any maintenance person, the property manager, or board member.

18. Roll Off Dumpsters

Roll off dumpsters may be used by owners when renovating an apartment in order to hold the demolished materials that include such items as doors, cabinets, carpets, appliances, old furniture, mattresses, and other waste generated during the renovation process. This type of refuse is not to be placed in or around the SLCA dumpsters. A roll off dumpster may be placed on asphalt or concrete areas as long as the location does not impede the flow of traffic or parking. No dumpsters are allowed in grassy or natural areas adjacent to any apartment. A roll off dumpster must be removed after 5 working days.

19. Pets

In no event shall pets be permitted in any of the public portions of the condominium unless carried, on a leash, or accompanied and under the control of an adult. Animal waste shall be cleaned up by the animal owner or person in charge of the animal at that time, and at no time shall courtyards or walkways be used as areas for animal excrement. Any resident seen leaving their animal's waste in any common areas will be fined or, upon written notice by the Board of Directors, will be required to remove the pet from the community.

Residents shall be responsible for the repair and/or replacement of any portion of the common area damaged by any pet or animal in their ownership. Pets shall not be

housed or allowed to remain on patios for any extended period. Additionally, noise and/or odors which disturb or annoy other owners or residents of that building or any other building, is not allowed. Pets housed inside units shall be subject to similar discipline as to noise and/or odors that may disturb other owners or residents of the building. No more than two pets are allowed in any single apartment and all pets must weigh less than 50 pounds.

In the event that a pet shall be found not to be in the possession of the owner and/or in violation of any rule or regulation, it will be reported to the DeKalb County Animal Control unit for pick up. **WARNING:** DeKalb County has very specific rules on the ownership, registration and treatment of animals.

20. Dangerous Pets

Aggressive animals that pose a danger or threat to residents of SLCA are prohibited. Breeds commonly known to be dangerous include the Pitt Bull and the Rottweiler. The Table below indicates the top ten most dangerous dogs and all of these adult animals can easily weigh more than the 50 pound limit stated in the condominium declaration. All breeds in the list below are prohibited in the complex. Additionally, any other breed deemed dangerous by the United States Insurance Institute is prohibited.

Breed	Avg. Weight	Allowed
1. Pitt Bull	55-65	No
2. Rottweiler	100-130	No
3. German Shepherd	70-100	No
4. Husky	44-66	No
5. Alaskan Malamute	75-100	No
6. Doberman Pinscher	65-90	No
7. Chow	50-70	No
8. Presa Canario	80-115	No
9. Boxer	50-70	No
10. Dalmatian	40-70	No

21. Personal Property

Apartment owners or renters must insure their personal property. It will be necessary for owner's to obtain inside property insurance and for renter's to obtain dweller's coverage at their expense from a local insurance agent to cover any possible loss due to personal property or to the internal walls, carpet, and other amenities not covered by the SLCA insurance.

22. Window Treatments

All windows and patio doors must have curtains lined with white fabric or utilize white shades or blinds. Bed linens, towels, paper, tin foil, flags, and reflector film, or any other material are not acceptable. The resident must comply within ten (10) days after notification by the committee to bring the apartment into compliance. The Architectural Committee governs the outside look of the units. The committee is required by the condominium declarations to maintain a positive image of each apartment to the outside world.

23. Security Doors & Windows

Security doors may be installed at owner expense on the front door of each apartment. Installed security doors must be white in color but may be of any design. Security bars on the outside of the building protecting windows are not allowed. Inside placement of security bars on windows is allowed if inconspicuous.

24. Replacement of Windows and Patio Doors

The original glass windows and patio doors installed at Saratoga Lake are old and energy inefficient. This results in electric bills that are higher than normal. Owners are responsible for replacement of all windows and doors and are encouraged to upgrade them. In order to maintain consistency, all replacement windows and patio doors must be double pane and the frame must be white in color. Owners are required to consult with the SLCA President or SLCA property manager before purchasing and installing windows and doors to confirm that the installation will be compliant with SLCA guidelines.

25. Heating

Because water lines run through walls and ceilings of all connecting units, residents must keep thermostats set no lower than 55° to prevent freezing of pipes in their own and adjacent units. Owners and tenants that experience frozen ruptured pipes are responsible for the subsequent damage to their apartment, the building, and to other units damaged as a result of not maintaining heat in their apartment during the cold months.

26. Common Plumbing Issues

Normally, common water supply lines to the apartment are the responsibility of the Association. Once in the apartment, they are the responsibility of the owner. Normally, waste water plumbing within the exterior walls is the responsibility of the Association. Owners are responsible for all plumbing within the interior walls of the apartment. Clogged waste water lines are a common problem. Any SLCA resident who knowingly or unknowingly clogs the sewer lines because of carelessness is responsible for the costs to clear the lines.

Please be wise in the items that are disposed in sinks, baths, or toilets. Washing heavy rugs or fabrics that generate excessive lint can clog drain lines. Items that should never be disposed of in drains, toilets or sewer lines are tampons, feminine pads and other women's sanitary products, diapers, wipes of any kind (including flushable ones), rags, grease, flammable liquids, paper towels, non-standard toilet paper, and any other item that is not easily biodegradable. Always allow grease from cooking to harden in an empty container and then dispose of in the trash. **DO NOT POUR GREASE DOWN THE SINK. DO NOT POUR GREASE OUTSIDE ON THE COMMON AREAS.**

27. Building Alterations

No exterior alterations to condominium units are allowed without approval from the Architectural Committee and without written approval from the board prior to start of the work.

28. Signs

No signs may be posted anywhere on the property with the exception of one "For Sale" or "For Rent" sign in the front window of the apartment.

29. Waterbeds

Waterbeds are not allowed in any apartment within the complex.

30. Yard Sales

Yard sales are not allowed anywhere at Saratoga Lake unless sponsored by SLCA.

31. Outdoor Grills

Outdoor grills are prohibited on decks or patios due to the fire hazard. Grills may be used only in specially designated areas. Used charcoal and other trash must not be disposed of anywhere on the complex other than in designated areas that are safe from fire due to charcoal not being completely free of glowing coals.

32. Storage

No goods or material of any kind or description which are combustible or would increase fire risk may be placed in your apartment. Heating\Air conditioning or water heater utility closets are not used for storage purposes.

33. Mail Boxes & Keys

Replacement of mailbox locks and keys must be coordinate with the Association and the United States Post Office located at 2853 Candler Road, Decatur. Requests for maintenance or repairs to mail boxes, or replacement locks or keys should be submitted through our online portal or by submitting . The mailboxes are government property and not under the control of the association.

34. Patios & Decks

The patios in front of each apartment are for the exclusive use of the residents of that apartment. No loitering will be permitted in front or on the patio of other residents apartment.

All balconies and patios must be kept clean and clear of storage items. Hanging of clothes, garments or rugs over railings of the balconies or patios are not permitted. Patio and balconies should not be used for anything except patio furniture, flower boxes and plants. They are not to be used for storage under any circumstances. No screens or shades are allowed on the decks or patios. For safety, please do not place plants on balcony railings.

It is the responsibility of the residents and the apartment owners to inform the Association if their deck is in need of repair. Apartment owners and residents are encouraged to inspect their decks regularly for loose railings, missing pickets and rotten deck boards. Contact the Association immediately if any of these conditions are observed.

35. Saratoga Lake

Extreme caution is advised when you are near Saratoga Lake. Children under the age of 12 must be accompanied by an adult while near the lake. We ask that you use consideration to limit noise while near the lake as not to disturb other resident's.

36. Right to Identify

Any owner or agent of the owner or any agent of the Board of Directors has the right to ask for identification from anyone on the property. Anyone failing to comply must leave the property immediately or be subject to arrest for trespassing.

37. Curfew

Children are to play in designated areas only. Children should not play in the stairwells or in the parking lot. Children may play in the playground area between the 100, 200, and 300 buildings or on decks or patios. Children under the age of 18 may not be outside their residence after 10:00p.m., children under the age of 12 must be in their residence by 9:00 p.m. unless accompanied by an adult age 21 or over. Children under 12 should not be left in an apartment unattended.

38. Disturbing Noises

Your family and guests shall have due regard for the comfort and enjoyment of all other residents in the SLCA community. Your condominium is your home, free from interruption by management, unless you or your guests disturb other residents of the SLCA community. Television, Stereos, and musical instruments should not be played at such a volume or time that will annoy persons in other units.

39. Property Damages

Damages caused by children will be billed to the parent of the child and the owner of the apartment. Children are not to climb trees, pick flowers, pull on shrubs or damage any public area or deface any surface.

40. Alcohol in Public

No alcoholic beverages should be seen or consumed in the open. This is considered public drinking which is punishable by law. First time violators will be given a verbal warning. Subsequent violations will be reported to law enforcement personnel for action.

41. Complaints

Any resident, whether the apartment owner or tenant, may file a written complaint and deliver to the property manager or to the Board of Directors citing a violation of any of these Rules and Regulations by another resident. The complaint must be in writing and signed by the complaining party.

The property manager and/or the SLCA board of directors will investigate the complaint, and if they deem it justifiable, the resident in violation shall be given written notice of the complaint and shall have five days from the date of the notice to correct the violation. If the violation is not corrected within the five-day period, the board of directors may fine the offending resident. If necessary, the board or property manager may hire an outside party to correct the violation at the expense of the apartment owner. This is especially true if the violation is a maintenance action that if left uncorrected, will damage an adjoining apartment.

42. Report Violations

Please refer to Section 45 below for the different ways whereby apartment owners and

residents may report violations of the rules and regulations to the Association. An anonymous message may be left without leaving your name or contact information. This is for **nonemergency** situations that do not endanger residents. Please dial 911 for emergencies where immediate action is required.

43. Cable and Satellite Service

Residents may establish cable TV service through Comcast Cable or other vendors. Satellite dishes may be installed on the patio or deck of the resident's apartment. **No satellite dishes are to be installed on the roofs, sides of buildings or any portion of the common area.** Comcast Cable has a contract with Saratoga Lake to provide non-satellite TV services. Each apartment is prewired for Comcast Cable. Comcast Cable is responsible for maintaining the inside wiring of existing cable outlets. Each building has a locked box where cable connections to each apartment in the building is wired. **Contact the property manager to request access to this box for installation of your service.** If you fail to notify the Association and the installer damages this box in any way, you will be charged for the cost of repair. Personnel that come out to connect cable and satellite services are independent contractors. Do not permit them to run the cable on the outside of the apartments. This is contrary to the SLCA rules. No contractor or resident is authorized to install cable or satellite service by running additional lines on the outside of the building. Any damage to exterior walls by drilling or cutting holes in the exterior walls will be assessed against the apartment owner and the resident.

44. Utility Theft

Any apartment that is found to be illegally tapping into electrical, telephone, or TV cable services will be reported to the appropriate authority for prosecution. Damage caused by residents to electrical power panels, electric meters, telephone boxes, or cable TV boxes will be reported to the utility company and will additionally be prosecuted by SLCA when these acts damage the distribution equipment maintained by SLCA.

45. Maintenance Requests

Residents should direct all maintenance requests involving the interior of their unit to the owner of the apartment. Apartment owners should report maintenance requests for matters that are the responsibility of the association using the SLCA owner portal or by sending an email to saratogalakecondo@gmail.com.

46. Points of Contact for Services Provided by SLCA

In all emergencies involving life-threatening situations such as fires, medical incidents or criminal activity please call 911 first and ask your neighbor and anyone else in the vicinity to do the same! The more calls they receive at the emergency dispatch the more likely they will be to prioritize the response. Then contact the Association using any of the methods provided below.

Residents who are renting their apartment must contact the owner of the apartment to inform them about issues affecting their apartment. It is the owner's responsibility to maintain the apartment. The owner will contact the Association if the situation requires Association involvement.

For any incidents or problems involving the community such as fires, criminal activity,

sanitation, water line breaks, sewer backups, groundskeeping and trash pickup, safety, health, exterior maintenance, lighting, please contact the Association using any of the following methods to notify us about the situation:

Association Phone Number: (404) 590-1270

Association Email: saratogalakecondo@gmail.com

Property Manager: Donald Anderson – (678) 760-2939

Association President: Andy Morgan – (347) 623-3793

Owners can also use their owner portal to create a maintenance request or to inform us about an issue.