



Official Policy Document: Compliance Fee Violations
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SECTION 1.0: General Fee Schedule & Compliance Guidelines

The rules, regulations, and architectural standards of the Community are designed to maintain property values, ensure resident safety, and preserve our neighborhood's aesthetic appeal.

While standard minor infractions follow a progressive warning track, certain critical violations carry distinct regulatory schedules. The custom fees, escalating monthly penalties, and standard fine schedules detailed below are strictly enforced by the Association.

SECTION 2.0: Standard Violations Fine Schedule

Unless a custom flat fee or specific escalating penalty is explicitly stated in Section 3.0, all general community infractions (including pet, yard, and holiday violations) follow this progressive fine structure.

Warning Policy: Homeowners will receive one (1) official warning with no financial penalty attached before enforcement begins. The schedule below applies strictly to repeat offenses or uncorrected violations.

Occurrence	Fine Amount
First (1st) Offense	\$25.00
Second (2nd) Offense	\$50.00
Third (3rd) Offense & Beyond	\$100.00 per occurrence / day uncorrected

SECTION 3.0: Custom & Escalating Fine Schedules

3.1 Annual Proof of Homeowner's Insurance

All homeowners are required to submit proof of active property insurance to the Association annually within ten (10) days of their policy renewal date using the Insurance portal on the Community Operations page of the community website: <https://bmlcommunity.com/about/community-operations/>

Fine & Penalty: \$100.00 flat fee for non-compliance.

3.2 Health, Safety, and Government Code Violations

Applies to any safety hazards, violations of Cobb County Code, local zoning ordinances, or foundational Architectural Control Standards guidelines.

Fine & Penalty:

- \$100.00 initial flat fee for non-compliance.
- +\$250.00 after 30 days uncorrected.
- +\$500.00 after 60 days uncorrected.
- +\$1,000.00 after 90 days uncorrected.
- +\$1,000.00 for each additional month of active non-compliance.



3.3 Unapproved Structural Alterations

An approved architectural application is strictly required prior to commencing any exterior modifications or property changes.

Fine & Penalty: Fines follow the escalating schedule detailed in Section 3.2 and may be imposed retroactively from the exact day unapproved physical work began. Required corrections or reversals must be completed within thirty (30) days.

3.4 Rent-Restricted Lease Violations

Our community is a strict rent-restricted community. To be eligible to lease a property, an owner must first apply, be approved, have personally occupied the home for at least twenty-four (24) consecutive months, and remain in financial and architectural good standing with the Association.

Fine & Penalty: \$5,000.00 initial fine, plus an additional \$100.00 per day (with cumulative interest) for any unapproved rental or leasing attempt.

3.5 Short-Term Rentals

Short-term leasing, corporate housing, or transient rentals via AirBnB, VRBO, or similar platforms are strictly prohibited. The community is zoned exclusively for long-term residential use, not commercial lodging.

Fine & Penalty: \$1,000.00 fine per individual occurrence.

3.6 Trash & Waste Management

To preserve neighborhood aesthetics, maintain budget integrity, and protect community assets, the Association strictly enforces all waste disposal and curbside guidelines.

- **Curbside Placement & Timing:** Waste containers may only be brought to the curb starting Wednesday afternoon or evening ahead of pickup and must be positioned precisely between the designated white dots at the end of the driveway. Bins must be rolled back out of public view within twenty-four (24) hours of pickup (Exception: Grist Mill homes without garages). Residents traveling must arrange for neighbors to handle their bins.
- **Bagging & Sorting:** All household refuse must be completely bagged and securely tied before placement in the receptacle. Standard garbage bags must never be used to conceal prohibited items.
- **Hazardous Waste (Paint):** Wet paint is strictly banned from collection. Only completely dried paint with lids removed can be legally picked up.
- **Access Obstructions:** Vehicles, trailers, boats, or bicycles must not block the line of sight or access to any designated trash location.
- **Landlord Accountability:** Property owners are legally responsible for ensuring that all tenants, guests, and independent contractors follow these guidelines.

Fine & Penalty: \$1,000.00 fine per individual occurrence.



- Unserved Waste: Recurring daily fine until cleared.
- Manual/Excess Removal: \$50.00 minimum cleanup and special-haulage fee.
- Concealed Waste: \$100.00 minimum fine per occurrence.
- Access Obstructions: Immediate skip of weekly collection.
- Late Payments: Immediate finance charges if fees are not settled within fifteen (15) days of billing. All tenant-incurred fines are billed directly to the homeowner's ledger.

SECTION 4.0: General Community Standards & Regulations

4.1 Improperly Parked Vehicles

Improperly parked vehicles restrict emergency services and diminish community safety. The following parking mandates are strictly enforced under the Standard Violations Fine Schedule (Section 2.0):

- Grass Parking: Parking on lawns, turf, or landscaped common areas is strictly prohibited.
- Street Obstruction: Vehicles must never park directly across the street from another vehicle. In such instances, both vehicles will be fined and/or subject to immediate towing at the owners' expense.
- Driveway & Garage Priority: Street parking must not be used as a substitute for a home's available garage or driveway spaces. Guests should utilize your primary driveway whenever possible. (Note: Active maintenance or service vehicles performing daytime work on a home are exempt).
- Restricted Zones & Inoperable Vehicles: Parking is prohibited in designated restricted zones. Vehicles stored in driveways or on the street must have valid, unexpired tags and be fully operational.
- Overnight Street Parking: Unauthorized overnight street parking is illegal and subject to immediate fines.

4.2 Landlord Responsibilities

Landlords who have secured valid rental status remain fully accountable to the community for their properties and tenants.

- Tenant Behavior: Landlords are legally and financially responsible for their tenants' actions and will be fined directly for any community infractions. Repeated violations or persistent tenant nuisances may result in the formal revocation of the landlord's rental status.
- Property Maintenance: Landlords must ensure that all internal systems remain in safe, working order, and must independently maintain the exterior of the property to absolute HOA standards.
- Failure to Register Tenant Data: Landlords failing to submit active leases or required tenant identification data to the board will face the escalating fine schedule detailed in Section 3.2.



4.3 Yard, Nuisance, & Landscaping Standards

All properties must meet standard seasonal upkeep requirements under the Standard Violations Fine Schedule (Section 2.0):

- **Tenant Behavior:** Landlords are legally and financially responsible for their tenants' actions and will be fined directly for any community infractions. Repeated violations or persistent tenant nuisances may result in the formal revocation of the landlord's rental status.
- **Property Maintenance:** Landlords must ensure that all internal systems remain in safe, working order, and must independently maintain the exterior of the property to absolute HOA standards.
- **Failure to Register Tenant Data:** Landlords failing to submit active leases or required tenant identification data to the board will face the escalating fine schedule detailed in Section 3.2.

4.4 Domestic Pets

- **Waste Removal:** Pet owners must instantly pick up and cleanly dispose of all pet waste. To assist with compliance, the HOA maintains dedicated community doggie-bag stations and disposal cans.
- **Leash Laws:** In direct accordance with Cobb County Ordinances, all dogs must be securely kept on a physical leash at all times when outside a home's private interior or fully fenced yard.

4.5 Holiday Decorations & Satellites

- **Holiday Displays:** All seasonal or holiday decorations must be entirely taken down and stored out of sight within the guidelines outlined within the Architectural Control Design & Maintenance Standards on the Architectural Control page of the community website.
- **Satellite Dishes:** Exterior satellite dishes must be installed discreetly. In compliance with Federal law and community aesthetics, dishes are prohibited on the front facade of the house if acceptable signal strength can be achieved on the side, rear, or roof. See also the Architectural Control Design & Maintenance Standards on the Architectural Control page of the community website.