



**Macon-Bibb County**  
**Business Development Services**

PROPERTY MAINTENANCE DIVISION  
200 Cherry St, Suite 300  
Macon, GA 31201  
(478) 751-7192 \*Fax (478) 751-7169

Property Maintenance Division  
John Baker, Abatement Manager

## Notice of Violation

February 12, 2018

RE: 4215 CHAMBERS RD-PARCEL #L092-0020 *Unit 11-E*

Crystal Lake Holdings C/O Steve Firestone  
4280 Park Brooke Trace  
Alpharetta, GA 30022

The referenced property was inspected and found to be in violation of ordinance(s) adopted by Macon-Bibb County (MBC) and/or the International Property Maintenance Code (PMC). Copies of the codes are on file in the office of the Department of Business Development Services or at the Macon-Bibb County website [www.maconbibb.us](http://www.maconbibb.us), links, Macon-Bibb County Code of Ordinances.

VIOLATIONS - Attached is a list identifying the code violation(s) section, a description, and the number of days to complete the corrections from the date of this notice.

APPEALS - An aggrieved party may not appeal a code requirement, but may appeal the violations based on a claim that the true intent of the code has been incorrectly interpreted or that the provisions of the code do not fully apply. A written application for an appeal shall be filed with the department within 20 days of receipt of this notice, along with a fee of two-hundred and fifty (\$250.00) dollars. Calling and talking to us about extenuating circumstances is free.

PENALTIES – MBC Sec. 1-6, any person failing to comply with this notice shall be guilty of a misdemeanor and the violation shall be deemed a strict liability offense. If this notice is not complied with, the code official may issue a summons to appear in court where you may be fined up to one-thousand (\$1,000.00) dollars and/or up to 180 days jail time and/or sixty (60) days community service. Any action taken by Macon-Bibb County on said premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate. Also, PMC Sec 103.5 allows thirty five (\$35.00) dollar RE-INSPECTION FEES every thirty (30) days where compliance is not evident, and TICKETS in the amount of either five-hundred (\$500.00) or one-hundred (\$100.00) dollars for violations of the attached list of violations. All fees shall be collected as allowed by law, along with the right to file a lien upon the real estate in accordance with (PMC) Sec. 106.3.

TRANSFER of OWNERSHIP – PMC Sec. 107.5 states it shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

A re-inspection of this property will be made to determine compliance of this notice. Please contact me at the number below if you have any questions concerning this notice.

*William C. Mander Jr*

William Mander  
478-751-7192

Violation Code	Violation Description	Corrective Action
304.7	Roofs and Drainage	Leaking in parts of ceiling area-Repair or replace roofing shingles and flashing to prevent water damage to the structure and discharge water so not to be a public nuisance. Compliance Time: 15 Days.
305.3	305.3 Interior Surfaces	Ceiling in bedroom #1 leaking and closet ceiling-Replace or repair and maintain in good condition. Compliance Time: 30 Days
502.1	502.1 Plumbing in Dwelling Units	Kitchen sink leaking-Replace or repair and maintain in good condition. Compliance Time: 15 Days
605.1	605.1 Electrical Equipment Installation	Dishwasher not working and light in bedroom and light in living room no globe--Replace or repair and maintain in good condition. Compliance Time: 15 Days

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304.7

305.3

502.1

605.1



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(478) 751-7192 \* Fax (478) 751-7169

Property Maintenance Division  
John Baker, Abatement Manager

## Notice of Violation

February 22, 2018

RE: 4215 CHAMBERS RD Unit #143-L092-0020

Crystal Lake Holdings, LLC C/O Steve Firestone  
4280 Park Brooke Trace  
Alpharetta, GA 30022

The referenced property was inspected and found to be in violation of ordinance(s) adopted by Macon-Bibb County (MBC) and/or the International Property Maintenance Code (PMC). Copies of the codes are on file in the office of the Department of Business Development Services or at the Macon-Bibb County website [www.maconbibb.us](http://www.maconbibb.us), links, Macon-Bibb County Code of Ordinances.

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William Mander  
478-751-7192

Violation Code	Violation Description	Corrective Action
305.3	Interior Surfaces	Downstairs bathroom leaks-Replace or repair and maintain in good condition. Compliance Time: 30 Days

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305.3



**Macon-Bibb County**  
**Business Development Services**

PROPERTY MAINTENANCE DIVISION  
200 Cherry St, Suite 300  
Macon, GA 31201  
(478) 803-2430 \* Fax (478) 745-6358

Property Maintenance Division  
John Baker, Abatement Manager

**Notice of Violation**

March 29, 2018

RE: 4215 CHAMBERS RD-L092-0020

Crystal Lake Holdings, LLC C/O Steve Firestone  
4280 Park Brooke Trace  
Alpharetta, GA 30022

The referenced property was inspected and found to be in violation of ordinance(s) adopted by Macon-Bibb County (MBC) and/or the International Property Maintenance Code (PMC). Copies of the codes are on file in the office of the Department of Business Development Services or at the Macon-Bibb County website [www.maconbibb.us](http://www.maconbibb.us), links, Macon-Bibb County Code of Ordinances.

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William Mander  
478-751-7192

Violation Code	Violation Description	Corrective Action
304.15	Doors	Hardware on front door-Replace or repair and maintain in good condition. Compliance Time: 30 Days
305.3	305.3 Interior Surfaces	Basement ceiling leaking-cabinet door down-Replace or repair and maintain in good condition. Compliance Time: 30 Days
504.1	504.1 General Plumbing Systems	Tub facets not secure-sink facets in kitchen not secure-Replace or repair and maintain in good condition. Compliance Time: 10 Days

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304.15

305.3

504.1



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Business Development Services  
PROPERTY MAINTENANCE DIVISION  
200 Cherry St, Suite 300  
Macon, GA 31201  
(478) 751-7192 \* Fax (478) 751-7169

Property Maintenance Division  
John Baker, Abatement Manager

## Notice of Violation

September 6, 2017

RE: 4215 CHAMBERS RD (Main High Rise)-Parcel(#L092-0020

Crystal Lake Holdings, LLC C/O Steve Firestone  
4280 Park Brooke Trace  
Alpharetta, GA 30022

The referenced property was inspected and found to be in violation of ordinance(s) adopted by Macon-Bibb County (MBC) and/or the International Property Maintenance Code (PMC). Copies of the codes are on file in the office of the Department of Business Development Services or at the Macon-Bibb County website [www.maconbibb.us](http://www.maconbibb.us), links, Macon-Bibb County Code of Ordinances.

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William Mander

Violation Code	Violation Description	Corrective Action
108.1.1	108.1.1 Unsafe Structures	Obtain appropriate permits and repair or demolish the unsafe structure(s) cited herein. Compliance time: 10 Days.
108.1.2	108.1.2 Unsafe Equipment	Obtain appropriate permits and repair or demolish the unsafe structure(s) cited herein. Compliance time: 10 Days.
108.1.3	108.1.3 Structures Unfit for Human Occupancy	Obtain appropriate permits and repair or demolish the unsafe structure(s) cited herein. Compliance time: 10 Days.
304.5	304.5 Foundation Walls	In south east Stair case wall-Replace or repair and maintain in good condition. Compliance Time: 10 Days
305.2	305.2 Structural Members	Sec 305.1.1 5. -Southeast staircase-Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects; 10 days Sec 104.2 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority. Sec 304.19 -Main Gate- All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.
305.4	305.4 Interior Stairs and Walking Surfaces	South East Staircase-Replace or repair and maintain in good condition. Compliance Time: 10 Days
501.2	501.2 Responsibility	Man hole cover off near main high rise-Replace or repair and maintain in good condition. Compliance Time: 10 Days
601.2	601.2 Responsibility for Mechanical & Electrical Systems	Electrical wires exposed in Southeast stair case-Replace or repair and maintain in good condition. Compliance Time: 10 Days
606.1	606.1 Elevators, Escalators and Dumbwaiters	Replace or repair and maintain in good condition. Compliance Time: 10 Days

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- 108.1.1 An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- 108.1.2 Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.
- 108.1.3 A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure



or to the public.

- 304.5 All foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- 305.2 All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
- 305.4 Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- 501.2 The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter.
- 601.2 The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.
- 606.1 Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certification of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, or the certificate shall be available for public inspection in the office of the building operator. The inspection and tests shall be performed at not less than the periodical intervals listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.





**Macon-Bibb County**  
**Business Development Services**

PROPERTY MAINTENANCE DIVISION  
200 Cherry St, Suite 202  
Macon, GA 31201  
(478) 803-0470 - Fax (478) 745-6358

Property Maintenance Division  
John Baker, Abatement Manager

## Notice of Violation

September 17, 2018

RE: 4215 CHAMBERS RD APT 1810-L092-0020

Crystal Lake Holdings, LLC C/O Steve Firestone  
4280 Park Brooke Trace  
Alpharetta, GA 30022

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William C. Mander Jr Abatement Officer II  
478-803-2430

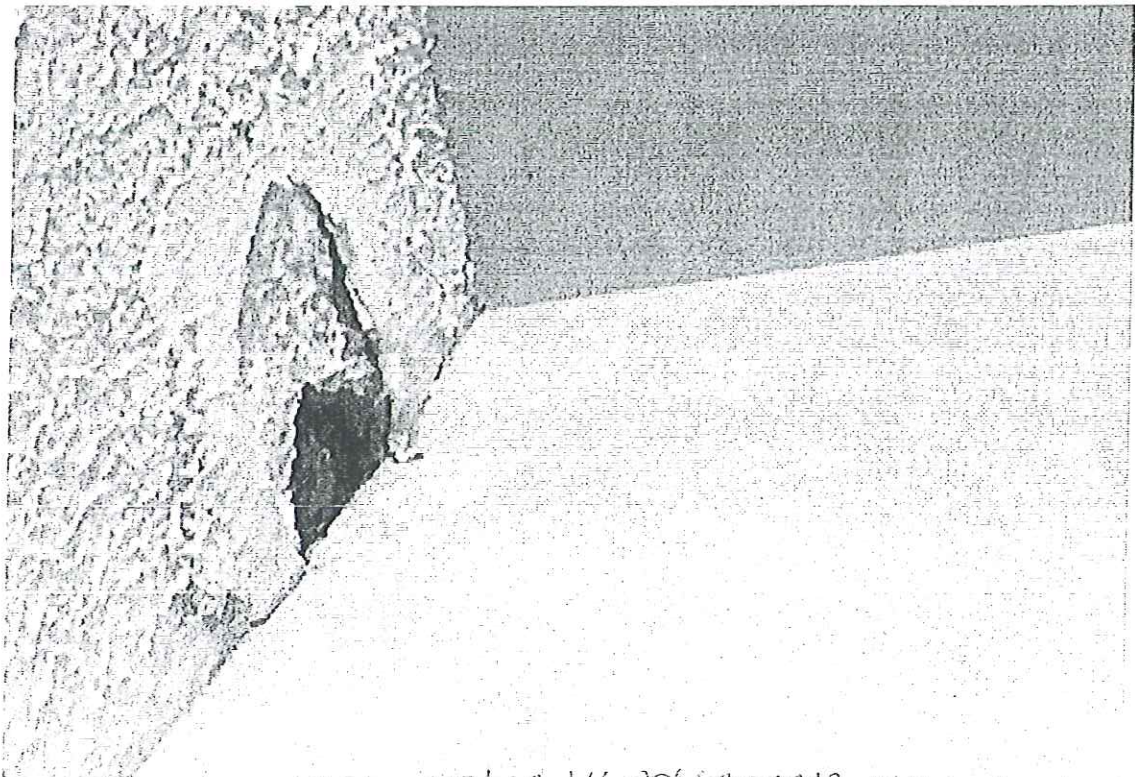
Violation Code

Corrective Action

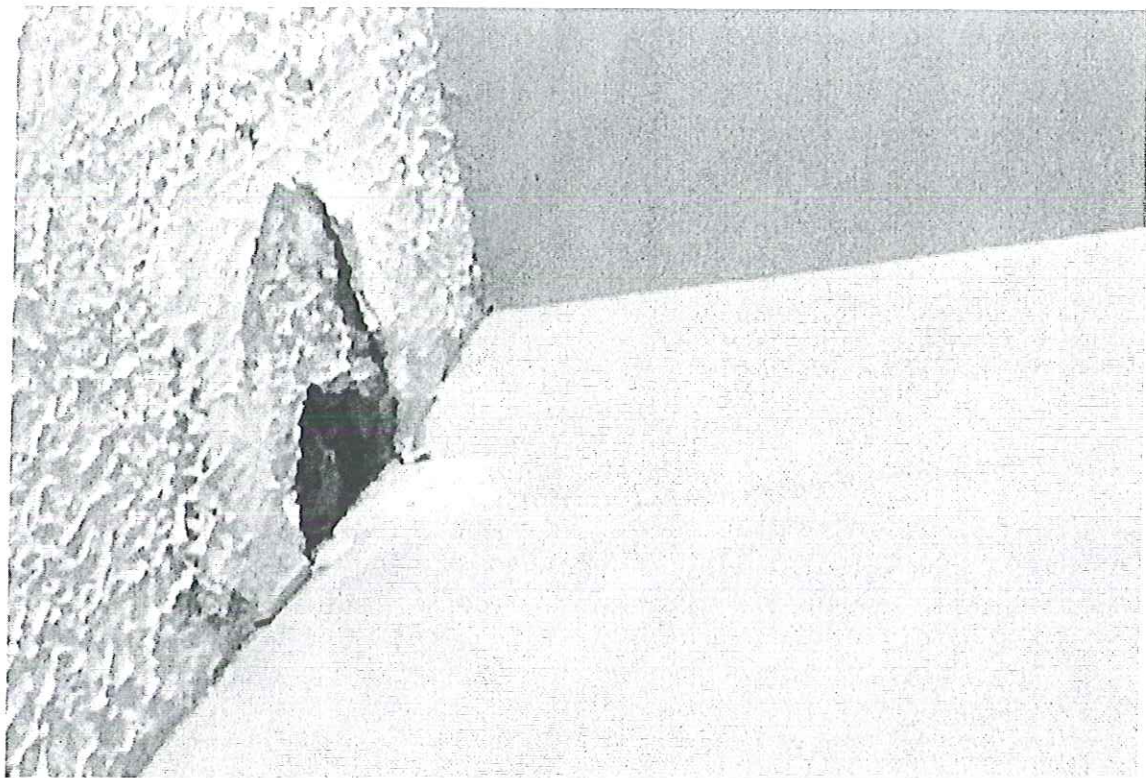
Chapter 3 / 305.3 / 305.3 Interior Surfaces	Living room ceiling has hole and defective and upstairs bathroom floor weak-open hole in ceiling in the top of stairs-Replace or repair and maintain in good condition. Compliance Time: 30 Days
Fire Protection Systems / 704.2 / Smoke Alarms	Replace or repair and maintain in good condition. Compliance Time: 7 Days
Exterior Structure / 304.15 / Doors	Front door casing defective-Replace or repair and maintain in good condition. Compliance Time: 30 Days
Electrical Equipment / 605.1 / Electrical Equipment Installation	Front outside light not working and front foyer light not secure to ceiling-Replace or repair and maintain in good condition. Compliance Time: 7 Days
Chapter 5 / 504.1 / 504.1 General Plumbing Systems	Upstairs toilet not working properly-dishwasher not secure-Replace or repair and maintain in good condition. Compliance Time: 7 Days
Mechanical Equipment / 603.1 / Mechanical Appliances	Refrigerator not working properly-Replace or repair and maintain in good condition. Compliance Time: 7 Days

Below are the municipal codes for the above violations. If you have any additional questions about these please contact us at the phone number on the first page.

305.3	305.3 Interior Surfaces
504.1	504.1 General Plumbing Systems
605.1	All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
304.15	All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.
704.2	Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Single or multiple-station smoke alarms shall be installed in other groups in accordance with the International Fire Code.
603.1	All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.



4-11-16 14:15 Charles Rd Apt 7 1ST floor



9-11-18 9:15 AM RPT 1810 WCM