

# Liberty Square Rules and Regulations

Adopted: November 23, 2024

Effective: January 1, 2025, unless otherwise in effect on a previous date

**These rules and regulations are not intended to replace the Master Deed & Bylaws and are not all-inclusive.**

One of the fundamental purposes of the Condominium Association is to develop and enforce Rules and Regulations which enhance the shared ownership of the Condominium. Rules and Regulations provide the basis for protecting the Co-owners' investment in the Condominium and for providing the framework in which Co-owners can live in harmony in a group situation. We hope you will recognize the following Rules and Regulations as additional tools to keep Liberty Square beautiful and to make the condominium a pleasant living environment for all its residents.

Article VI, Section 9 of the Bylaws for Liberty Square: It is intended that the Board of Directors of the Association may make rules and regulations from time to time to reflect the needs and desires of the majority of the Co-owners in the Condominium.

## Section 6 Aesthetics

- Trash receptacles are not to be taken to curb before 4:00 pm the night prior to trash pickup and to be retrieved and properly stored in the garage by 11:00 pm on the day of pickup.
- Garbage must be bagged in the trash receptacles. Recycling bins don't require bagging.
- All bags of trash must be placed in garbage bins.
- No window air conditioners are permitted.
- Garage doors must be completely closed after dark unless you are in the garage.
- Bird feeders (of any kind), bird baths, and bird houses are not allowed anywhere within the community whether on limited or common elements. If you are a co-owner or renter who has moved in and the item was already in place, it is now your responsibility to remove it/them.
- Feeding of any wildlife, including feral cats, is strictly prohibited. This is not allowed on limited or common elements.
- Front door, garage door, and deck colors must follow the attached guidelines.

## Section 12 Common Element Maintenance

- Toys, bikes, and *any* personal items are to be properly stored when not in use. These items are not to be stored on decks, patios, porches, or in yard space including rock beds and common areas.
- No fireworks of any kind are allowed on premises.
- No playing in or around ponds, including surrounding rocks.
- No barbecue smokers of any kind.

## Section 5 Pets

- No more than one (1) pet per unit.
- Tethering pets is not permitted. No stakes in lawns. All pets must be leashed and accompanied by a responsible person, whether on limited or common elements.
- All pet waste must be immediately cleaned up and properly disposed of.

**Section 7 Vehicles**

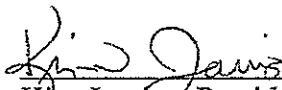
- No Motorcycles
- No gas or electric powered minibikes, scooters, mopeds. Mobility aids (power wheelchair) are acceptable.
- No parking on the streets at any time.
- Permission from the Board of Directors and the Management Co must be obtained at least forty-eight (48) hours prior to any special circumstance you may have that will result in prolonged parking. This includes any visitor parking that will require overnight use of the visitor parking spaces. A request must be sent to both [LibertySquareInfo@aol.com](mailto:LibertySquareInfo@aol.com) and [Melissa@LeadershipManagement.us](mailto:Melissa@LeadershipManagement.us) for consideration.
- Holiday street parking will be permitted.
- Parking Violators will be towed at vehicle owner's expense. The parking policy pertains to guests as well. Co-owners are responsible for ensuring their guests follow the rules of the community.
- No parking on lawns, including no tires on lawns. Any damage to lawns will be the responsibility of the co-owner. This includes, but is not limited to, turf rebuilding and sprinkler systems.
- Two (2) cars per driveway.

**Section 2 Leasing and Rental:**

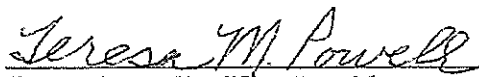
- A co-owner must disclose the desire to rent or lease a unit in writing at least ten (10) days before presenting a lease to a potential lessee. The lease must be a term of no less than six (6) months.
- A co-owner MUST provide a copy of the executed lease to both the association and management company before move-in date of lessee.

**Violations**

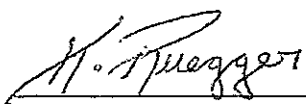
- 1) Warning
- 2) \$50 fine
- 3) \$100 fine
- 4) \$200 fine

  
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Kim Jarvis – President

  
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Diane Bucon – Secretary

  
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Teresa Powell – Vice President

  
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Marianne Faist – Member at Large

  
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Kenneth Ruegger – Treasurer

## GARAGE DOOR PAINT FORMULA (2024)

Take this to Sherwin Williams and they will mix this exact shade that is approved in Liberty Square by-laws.

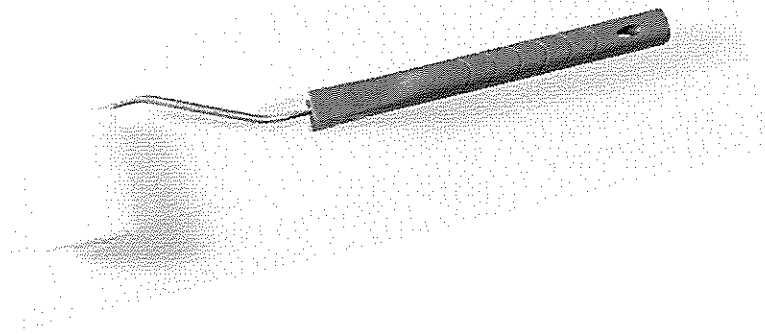
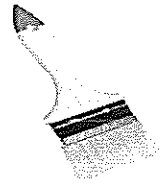
A white coat first is no longer required, as prior "wicker" formula stated.

This formula contains all you'll need. Best to put on 2 coats.

Picture says 5 gallons, but you don't need 5 gallons! Unless you want to share with neighbors!!!

Closest Sherwin Williams is located at 18570 Eureka Rd, Southgate.

Phone Number is 734-281-6850



SHERWIN-WILLIAMS 701013 04/12/24  
734-281-6850 Order# 0257522

EXTERIOR ARCHITECTURAL  
SUPER PAINT LATEX  
SATIN IFC 8012NP

SG233907 BEIGE  
CUSTOM MANUAL MATCH

CCE*COLORANT	OZ	32	64	128
B1-Black	2	59	1	1
R2-Maroon	-	28	1	1
Y3-Deep Gold	10	8	1	1

FIVE GALLON EXTRA WHITE  
A89W02151 651149528

**NOT RECOMMENDED FOR USE ON VINYL**

### Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0257522-001

## DECK COLORS

When it comes time that your deck needs re-painting or re-staining, or if you're building a new one - rather than giving specific colors that must be used with an exact formula, we are pleased to have come to the determination that you have 4 color groups to choose from for decks:

Tans / Greys / Dark Browns / Redish Browns

Once a color group is selected, you need to submit a picture of the color with the name and formula of the color to Leadership Management for final approval.

Should a color that has not been approved be used, the risk of being fined is probable. And if it is way out of the spectrum of these groups, it may be deemed necessary to re-paint (within a month of notice) to avoid further fines.

## FRONT DOOR COLOR

By-laws say same color as garage door but this is not the case. Doors must be white. The exact shade of white is not critical.

*Happy Painting!*