

Rules Relative to Garage and Estate Sales Liberty Square Condominium Association

These rules are adopted by the Board of Directors of Liberty Square Condominium Association, on the 14th day of September, 2017 effective immediately upon distribution to all Co-owners of Units in the Condominium.

RECITALS

WHEREAS, the Liberty Square Condominium Association ("the Association") is responsible for governance and maintenance of the common elements of the Liberty Square Condominium ("the Community"); and

WHEREAS, the Association exists pursuant to applicable Michigan Law, including the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Condominium Documents for Liberty Square Condominium; and

WHEREAS, the Association is authorized to adopt and enforce reasonable rules and regulations in the interests of the Community, pursuant to the Michigan Condominium Act and the Condominium Documents for Liberty Square Condominium; and

WHEREAS, based on concern for the health, welfare and safety of residents, guests and their children and the right of co-owners to obstructed access to their Units and other portions of the Condominium (among other concerns), the Association has determined that it is necessary to adopt reasonable restrictions prohibiting garage and estate sales within the Condominium and providing enhanced penalties for violation of such restrictions in the best interests of the Community.

NOW THEREFORE, the Association adopts the following restrictions and regulations for the Community, hereinafter referred to as the "Rules," which shall be binding upon all co-owners and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted rules on the same subject matter.

1. No estate sales, garage sales or other public sales shall be allowed anywhere within the Condominium Premises.
2. In accordance with Articles VI, Section 9 Condominium Bylaws for Liberty Square Condominium, Co-owners not complying with these requirements may be assessed fines in the amount of Five Hundred Dollars (\$500.00), after a hearing, for each day that the requirements of this Rule are not met. Fines shall not be construed to be the exclusive remedy of the Association in case of a violation. All rights of the Association to compel compliance pursuant to the Condominium Documents and the Michigan Condominium Act shall be cumulative. Each Co-owner shall also be solely responsible for any consequential damages to person or property arising from their noncompliance with this Rule.

This Rule shall become effective as indicated in the first paragraph hereof.

RESPECTFULLY SUBMITTED:

William Wagler, Board President

Mike Slayden, Vice President, Secretary, Treasurer

Robert Reed, Member at Large