

Liberty Square

Rules and Regulations

Adopted: November 27, 2025

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 within 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.
- No window air conditioners are permitted.
- Garage Doors: 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.

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 BOD/Management must be obtained 48 hours prior to any special occasion you may host that will result in prolonged parking or any visitor parking that will be overnight in visitor parking spaces. A request must be sent to libertysquareinfo@aol.com and melissa@leadershipmanagement.us for consideration.
- Holiday street parking will be permitted.
- No parking on lawns. Any damage to lawns due to tires will be the responsibility of the co-owner. This includes, but is not limited to, turf rebuilding and sprinkler systems.
- 2 cars per driveway.

- 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.

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.

Section 5 Pets:

- No more than one (1) pet per unit.
- Tethering pets is permitted. 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 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 the association and management company.

Kim Jarvis – President
Teresa Powell – Vice President
Kenneth Ruegger – Treasurer
Diane Bucon – Secretary
Marianne Faist – Member at Large