

Liberty Square



Rules & Regulations

Effective March 1st, 2024

Rules & Regulations for Liberty Square

The following Rules and Regulations apply to all residents residing at Liberty Square and their guest(s). The Rules and Regulations are subject to review and change by the Board of Directors. Owners will be notified of any official change. Your cooperation in adhering to these rules is greatly appreciated.

1. A 25 M.P.H. speed limit within Liberty Square shall be adhered to by residents and their guests.
2. No boats, trailers, handmade trailers, ATV's, mobile homes, RVs, or commercial vehicles are permitted to be parked within Liberty Square.
3. Two (2) parking spaces in front of the building are to be used by the occupants of each individual unit. Visitors and additional vehicles must be parked on the side in the overflow parking area. Vehicles are not permitted on any unpaved common area. Vehicles may not be parked in a manner that blocks ingress or egress of other vehicles.
4. No vehicle which cannot operate under its own power, which does not have a valid license plate, broken windows, and/or flat tire(s) shall not remain on Liberty Square property for more than twenty-four (24) hours. Towing is subject without notice and at the vehicle owner's expense. No repair of vehicles is permitted to be made on the property.
5. Motorcycles and motor bikes may be used for ingress and egress only. No automobiles, motorcycles, or motorbikes without fully operational mufflers are permitted on the premises at any time.
6. The sidewalks, entrances, roadways, and similar areas of the common elements shall not be obstructed and not used for any purpose than for ingress and egress and to and from the property. Bicycles, carts, motorcycles, carriages, toys, chairs, barbecue grills, or any other similar items are not permitted to be stored in common areas. Any such items left unattended are subject to immediate removal and disposal without notice.
7. The personal property of residents must be stored in their respective units. Yard ornaments such as wagon wheels, plastic, concrete, or ceramic figurines must be located inside the patio area.
8. To maintain a pleasing appearance of the exterior of the property, all patios are to have a neat and orderly appearance and not to be used for storage areas. Storage units are the only areas permitted for storage. Only furniture manufactured for patio use is permitted on patios. No modifications or additions to exterior walls, windows, or doors may be made without prior permission of the Board of Directors.
9. No resident shall allow anything to fall from the window, balcony, or doors of the premises. Residents shall not sweep onto the balcony or throw any liquids on the balcony floor. Residents shall be courteous to the people and personal property below them.
10. No flammable, combustible or explosive liquids, chemicals or substances shall be kept in any unit or within the common areas. Cigarette butts are to be disposed of properly, not to be thrown on the ground or floor.
11. The only type of cooking device permitted on patios is electrical. Residents are not allowed to have charcoal or gas grills. Any charcoal or gas grills found are subject to immediate disposal

without notice. Any fines enforced by the City of Fayetteville Fire Marshall will be the responsibility of the resident.

12. No tent, temporary or permanent structures shall be erected on the common areas unless approved by the Board of Directors of Liberty Square.
13. Residents shall be liable for all damages to the buildings and/or grounds caused by receiving deliveries or moving/removing furniture or other articles to or from their unit or the buildings.
14. No exterior antennae or satellite dishes shall be permitted on the buildings, common areas or patio areas except as mandated by State or Federal Law.
15. No resident shall place any aluminum foil, plastic or any reflective substance in any window, glass, or door.
16. All refuse, waste, bottles, cans, and garbage shall be securely contained in plastic bags and stored in trash containers in designated areas of the community. No trash is to be left overnight in breezeways or on porches or patios at any time. The trash dumpster doors must be kept closed. Boxes must be broken down for placement in the dumpsters and are not to be left beside or on top of the dumpsters. Residents are responsible for removal of large or bulky items, mattresses, appliances, and all similar type items. Any resident found leaving trash, boxes, bulky items are subject to fines up to \$100 per incident.
17. Toilets and/or other plumbing shall not be used for any other purpose other than for those for which it was constructed. No sweepings, rubbish, rags, or other foreign substances shall be thrown into them. The cost of any damage resulting from misuse shall be the responsibility of the resident.
18. No resident, family member, guest or invitee shall make or permit any disturbing noises in the building or common area. Residents shall not engage in or permit any conduct by family members, guests, or invitees that will interfere with the rights, comforts, or conveniences of other residents. No resident shall play or permit to be played any musical instrument, nor operate or permit to be operated a television, radio (sound amplifier or other sound equipment in his unit in such a manner to disturb or become a nuisance to other residents. No resident shall conduct or permit to be conducted, vocal instrumental instruction or practice at any time which disturbs other residents. MINIMUM VOLUMES OF ALL SOUND PRODUCING EQUIPMENT MUST BE MAINTAINED AT ALL TIMES, BUT ESPECIALLY BETWEEN THE HOURS OF 10:30PM AND 8:00AM.
19. There shall be no solicitation by any person anywhere in the community for any cause, charity, or any purpose. Door to door solicitation is explicitly prohibited.
20. Children are the direct responsibility of their parents or legal guardians who must supervise them while they are within the community. Full compliance with these Rules and Regulations and other rules of the Association shall be required of such children.
21. The maintenance, keeping, boarding and/or raising of animals, livestock, poultry, reptiles, dogs, cats, fish, etc. shall be and are prohibited within any unit or common areas. NO PETS ARE PERMITTED AT LIBERTY SQUARE. Violation is subject to fines by the Association and reporting to property owner.
22. No signs, advertisements, notices, or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of the condominium unit or Association property by any resident without written permission from the Board of Directors except sale and lease signs of any building.
23. Residents are not permitted on the roofs for any purpose.

24. No resident shall direct, supervise, or in any manner attempt to assert any control over the employees or contractors of the Association.
25. Every resident shall comply with the rules and regulations as set forth in this handbook, and any rules and regulations that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for damages, injunctive relief, fines imposed for infractions or any combination thereof.
26. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required from time to time. These additional rules and regulations shall be binding as with all other rules and regulations previously adopted.

VIOLATIONS

Your Board of Directors encourages the assistance of all residents in the enforcement of these rules and regulations. Violations should be reported, in writing, to the managing agent, not to the Board. The Board and/or its authorized agents will give notice of the violation to the violating resident(s) and any other appropriate persons. All disagreements will be presented to the Board, which will take appropriate action. **Residents are once again responsible for the conduct and actions of their guests or tenants.**

Little & Young Violation Department:

Email: violations@littleandyoung.net

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