

# Liberty Estates Community Rules

## Purpose

The purpose of these community rules is to promote safety, preserve property values, and ensure a pleasant living environment for all residents of Liberty Estates.

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## 1. Pet Regulations

1. All pets must be kept on a leash when in any common area, roadway, sidewalk, or other public space within Liberty Estates.
  2. Pet owners are responsible for cleaning up after their pets and properly disposing of all waste.
  3. Excessive noise, aggressive behavior, or other nuisances caused by pets may be subject to enforcement action by the HOA.
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## 2. Parking Regulations

### Street Parking

1. **No Overnight Parking**
    - Overnight parking on subdivision streets is prohibited unless otherwise approved by the HOA.
  2. **Daytime Street Parking**
    - Street parking during daylight hours in excess of one (1) hour is permitted only directly in front of the resident's own lot or home.
    - Parking in front of neighboring properties for extended periods is prohibited unless advance approval has been granted by the HOA.
  3. **Snow Events**
    - Street parking is prohibited whenever snow accumulation exceeds two (2) inches to allow for safe and efficient snow removal operations.
  4. **Additional Parking Restrictions**
    - The HOA reserves the right to establish additional parking restrictions as necessary for safety, maintenance, or community welfare.
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### **3. Violations and Penalties**

The HOA may impose penalties for violations of these community rules.

#### **First Violation**

- Written warning or fine of \$50.00.

#### **Second Violation (Same Offense Within 12 Months)**

- Fine of \$100.00.

#### **Third Violation and Subsequent Violations**

- Fine of \$250.00 per occurrence.

#### **Repeat Offenses**

- Penalties may be doubled for repeat violations of the same rule within a twelve (12) month period.

#### **Continuing Violations**

- Each day a violation remains uncorrected may be considered a separate violation and subject to additional penalties.

#### **Enforcement**

- The HOA Board reserves the right to take any enforcement action authorized by the Declaration, Bylaws, Covenants, Conditions and Restrictions (CC&Rs), and applicable law.

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**Adopted by the Liberty Estates Homeowners Association on 1/1/26.**