

Rules and Regulations

January 2026

"ARTICLE V" of the Declaration outlines the responsibilities of the HOA and the Homeowner. Each Homeowner should become familiar with The Declaration and By-Laws of Library Square North.

HOA:

- The Board shall be responsible for the maintenance, repair and replacement for those portions which constitute Common Elements. The Board shall also be responsible for the maintenance, repair and replacement of privacy fences in order to preserve the aesthetics of the neighborhood. Regarding shared fixtures such as privacy fences, since the Board regulates the privacy fences, it has the authority to remove anything that violates the fixtures' warranty at the expense of the Homeowner.
- The Board will also be responsible for the care, maintenance of the lawns and sidewalks serving more than a single residence. The Board will cover the cost of removing dead/dying trees, shrubs or bushes but replacement of such shall be the Homeowner's responsibility.
- The Board will be responsible for snow removal on sidewalks, front porches, driveways, as Cook and Baker Alleys
- The Board shall build up and maintain a reasonable Reserve Fund for contingencies, as well as a dedicated fund for roof maintenance or replacement.

Homeowners:

- Responsible for repair, replacement and cleaning of doors, windows, garage doors, yard lights, patios, and cleaning and maintenance of drains, gutters, downspouts and the cost of pest control serving a single residence, as well as repair and maintenance of the fireplace and chimney within and outside of the residence.
- Responsible for repair and replacement of air-conditioning unit and outdoor faucets.
- Responsible for the cost of replacement trees, shrubs or other landscaping, with prior written approval from the Board.
- Negligence on the part of the Homeowner or any of their guests, remains the financial responsibility of the Homeowner.
- No recreational vehicles ie: boats, trailers, dumpsters or storage containers shall be stored or parked in excess of 24 hours by any Homeowner.
- Garbage and recycle bins will be stored in the Homeowners clog garage, except on pickup day, and returned promptly to the garage after such pickup.
- All pets are to be leashed while walking. (This is a Village Ordinance.)