

BLOOMFIELD CLUB I
HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

Amended May 2012, Revised September 2013

I. INTRODUCTION

1. Board of Directors

The Board of Directors of the Bloomfield Club I Homeowners Association is empowered to adopt the Declaration of Bloomfield Club I and its By-Laws to administer the Property in an orderly manner, maintain a harmonious relationship among Homeowners and other Residents and operate a quality residential community. The Board of Directors, in furtherance of the above stated determinations, objectives and goals, does, by resolution, hereby adopt the following comprehensive Rules and Regulations and procedures for enforcement thereof.

2. Definitions

In the event a term is used in the Rules that is not defined anywhere herein, its definition shall be determined by referring, in the order that follows, to its definitions as used either in the Declarations, or in the By-Laws, or in its common usage within the Association, or in its commonly understood meaning as indicated both by the context in which it is found and by its dictionary definition, wherever it first may be found.

3. Declaration

“The Declaration” shall mean the Declaration of Covenants, Conditions and Restrictions of the Bloomfield Club I Homeowners Association which was recorded in the Office of the Recorder of Deeds of DuPage County on November 22, 1988, as Document No. R88128839 and as amended from time to time thereafter.

4. By-Laws

“The By-Laws” shall be the By-Laws of the Bloomfield Club I Homeowners Association, and as amended from time to time thereafter.

II. LEASES AND RENTAL PROVISIONS

1. All Homeowners who do not reside in a home owned by them shall provide the Association or its Managing Agent with their permanent address and telephone number where they may be reached in an emergency, both at home and at work. Such homeowners shall also provide the name(s) of lessee(s) residing in a Bloomfield Club I leisure home owned by them. Any cost incurred by the Association in obtaining such information shall be assessed to the homeowner’s account. Unless otherwise provided by law, any Homeowner who fails to provide such information shall be deemed to have waived the right to receive notices at any address other than that of the home, and the Association shall not be liable for any loss, damage, injury or prejudice to the right of said homeowner caused by any delays in receiving notice resulting therefrom.
2. No Homeowner may lease less than the entire home nor may the home be leased for hotel or transient purposes. Every first or renewed lease must be for a period of at least three hundred sixty-four days (364) days, unless the Board of Directors consents in writing to the contrary. The named lessee must be a permanent resident within the leased residence for the entire period of the lease. All occupants of the leased residence must be immediate family member or domestic partner of the lessee (spouse, child, father, mother or domestic partner), and the number of occupants shall be limited to a maximum of eight (8) persons. All leases are to be presented in writing for approval to the Board of Directors for approval ten (10) days prior to the execution date of the lease.
3. Each Homeowner shall be responsible for providing his or her lessee(s) with copies of the Declaration, By-Laws and Rules

and Regulations. Lessee(s) and the Homeowner shall be jointly responsible for compliance with the Rules and Regulations per Exhibit "A" (Rider to Lease).

4. Each Homeowner shall be responsible for making sure that the monthly assessments are paid on a timely basis, as described in Section III of these Rules and Regulations.
5. In the event of any violation of the Declaration, By-Laws or Rules and Regulations of the Association by a lessee, the Board in its sole discretion shall determine what actions are necessary against the Homeowner or the lessee as the case may be. When the Board, in its sole discretion, determines that a violation or series of violations warrant termination of the lease, the Board may take whatever action is necessary to terminate the lease.
6. All expenses of the Association in connection with any violations under these Rules shall be assessed to the account of the Homeowner responsible.
7. Provisions herein relating to the execution of new leases shall become effective upon the expiration of any lease currently in effect. However, the requirements set forth in Paragraph 5 above are effective immediately. Homeowners shall supply the Association with a copy of any existing lease within thirty (30) days of notification of these Rules.

III. ASSESSMENT COLLECTION AND LATE CHARGE POLICY

1. Monthly assessments are due on the first day of each month. The monthly assessment includes both the assessment of Bloomfield Club I and Bloomfield Club Recreation Association.
2. A \$25 per monthly late charge will be added to the Homeowner's assessment account if payment is received after the 17th day of the month. A late charge will be added each month an outstanding balance remains on the assessment account.

3. On the 30th day of a delinquency, the Management Company shall send a letter/statement to the owner indicating the delinquent balance due and advising that late charges have accrued and are due with the assessment payment.
4. On the 60th day of a delinquency, the Management Company shall file paperwork with the Association's attorney to institute the "30-Day Notice" collection procedure when the delinquent account is in excess of \$200. All legal fees incurred in this process are the financial responsibility of the delinquent owner and will be added to their assessment account. The Bloomfield Club Recreation Association shall be notified of the delinquency and clubhouse privileges will be suspended until the delinquency is corrected.
5. On the 90th day of the delinquency, the Association attorney is authorized to proceed to the "Forcible Detainer" stage of collection. A lien is placed on the home. All legal fees, filing fees, costs and court appearance fees are the financial responsibility of the delinquent owner and will be added to the assessment account.

IV. PETS, PET LITTER, DAMAGE BY PETS

1. No animals, other than dogs, cats, birds, fish or animals reasonably considered to be household pets, shall be raised or kept in any home. Breeding for commercial purposes shall not be allowed. Pets must be kept in a manner which does not jeopardize the health, safety and welfare of the other Homeowners.
2. Under Bloomingdale Village Ordinance No. 81-40, in relation to the custody and control of dogs, Article 15-1-4 states that it shall be unlawful for any dog, except when on a leash, to use, be or enter upon any public street, sidewalk, parkway or public area within the Village. No leash shall be longer than eight (8) feet. Article 15-1-5 supports that pet owners must clean up after their pets immediately after the elimination of waste.

3. Any Homeowner or Lessee who observes any litter, damage or other problems caused by a pet should report the problem in writing to the Management Company, identifying the pet and the owner of the pet or, if ownership cannot be determined, the address of the residence in which the pet is kept.

V. APPEARANCE OF HOME EXTERIOR

1. Under Article IV of the Bloomfield Club Declaration of Covenants, Conditions and Restrictions, no exterior additions or alterations to any buildings in the Community, or changes or removal of fences, trees, hedges, walls, mailboxes and other structures, shall be commenced, erected, placed, altered, or maintained, except such as are installed by the Developer in connection with the initial construction for the buildings in the Community, until the building plans and specifications and plot plan, or landscaping plan, or description of any landscaping, showing the nature, kind, shape, height, materials, locations, and approximate cost of same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding buildings in the Community by an Architectural Committee composed of the Board of Directors, or by a representative or representatives designated by the Committee.
2. The replacement of any damaged mailbox is the responsibility of the Homeowner. Only an approved mailbox and post may be purchased and installed. The mailbox and post must be of the same model and color of the mailboxes installed by the Homeowners Association in 2010, specifically an Antique Rural Mailbox, Model 4850-A, and Post Model 4895BRZ, color bronze, available from Salsbury Industries, Los Angeles, California, telephone 800-624-5269 (www.mailboxes.com). Homeowners can obtain information regarding approved mailboxes from the Management Company. Mailboxes and posts may only be painted with an identical color (bronze), type and style of paint as the original mailbox.
3. "For Sale" signs are permitted but limited to one (1) sign per home. The size of the sign shall be limited to a standard two

and one-half foot by two-foot (2 ½' x 2') sign. NO other signs may be displayed, including but not limited to "For Rent," election signs, or any commercial signs or advertising.

4. Homeowners are responsible for keeping their immediate lawn area clean and free of debris.
5. Homeowners are responsible for watering all vegetation within the boundaries of their property, including parkways. If the Board determines that any vegetation is damaged or lifeless, the Board of Directors will notify the homeowner in writing and request repair and/or replacement. Homeowner should be allowed thirty (30) days to properly repair and/or replace the said vegetation. Should the homeowner fail to comply within the thirty (30) days, the Board of Directors may elect to have the damage(s) repaired and/or permanently removed and/or replaced. All costs involved to be charged back to the homeowner.
6. Garden or other lawn equipment or tools shall not be stored or left outside, nor be used in such a manner as to interfere with lawn maintenance by the Association.

NOTE: Water hoses are not considered equipment or tools, and are allowed to remain neatly stored outside.

7. No awnings, canopies, shutters or window air conditioning units of any type will be permitted.
8. Sump pump discharge drains, drain tile for water run-off, gutter downspouts, or any other type of drainage system are prohibited from being emptied in an area where water will be discharged over walkways, sidewalks, driveways, etc. or where water will pool and accumulate creating an actual or potential health/safety hazard. If water drainage systems are buried and connected to the Village storm sewer system, they must be done in accordance with Village specifications.

9. Preserving the beauty, integrity, and safety of the Association is of paramount importance; therefore, diseased, dying and dead trees and bushes are the responsibility of each member to immediately remove with Board approval and at the owner's expense. The removal of all trees must also include the removal of the tree's stump, and replaced at the same location or Board approved location. Trees which are diseased (e.g. Emerald Ash Borer, Dutch Elm, etc.) must be removed by a certified arborist; and replaced with a different tree species.

VI. PERMITTED VEHICLES

1. Under the Declaration of Covenants, the parking of any vehicle which is not in proper working order, recreational vehicles, boats, trailers or trucks, or the storage of such vehicles shall not be permitted in open areas, which include: driveways, cul-de-sacs, streets and public streets located within the Association. This includes any such vehicle, boat, trailer or truck requiring Class B through Class Z license plates.

Non-commercial vehicles, which are commonly referred to as "pick-up trucks" and which bear a Class "B" Illinois registration, may be parked on the driveway of the owners' property provided:

- A. The vehicle is in proper working order;
- B. The truck bed shall not employ, canvas, nets, tarps or other non-approved coverings while parked on the property;
- C. Truck beds may employ solid covers which are color coordinated to the vehicle and which are marketed by the manufacturer or a recognized after-market manufacturer;
- D. No items may be kept in the vehicle's bed/cargo area, whether temporary or permanent, while parked on the property unless the vehicle is equipped with a solid cover as stated in Paragraph VI.1.C.

Nothing in this section shall be interpreted as granting authority for the parking of any other type of motor vehicle which may bear a Class "B" Illinois registration except for vehicles which are commonly referred to as "pick-up trucks."

2. No canvas-covered or other type of covered vehicle may be stored in the driveway.
3. No major car repairs are permitted on driveways or in open areas.
4. No vehicles without a present year's license plate may be stored on the driveway of a residence.
5. No vehicles may be parked fully or partially on paved or non-paved surfaces which have not been specifically designed for the parking of vehicles (e.g. driveways, streets, cul-de-sacs) .
6. In cul-de-sacs where two (2) homes share a common section of driveway, no one shall park on that common section for longer than the time it takes to move other vehicles on or off the driveway.
7. The Village of Bloomingdale prohibits parking on public streets between the hours of 2:00 a.m. and 5:00 a.m. Parking will not be permitted on any streets or cul-de-sacs between the hours of 2:00 a.m. and 5:00 a.m.
8. Residents and overnight guests require prior Village of Bloomingdale Police approval to park on public streets, streets or cul-de-sacs.
9. No commercial vehicle and no vehicle which displays signage or advertising of any kind within or on a vehicle (including "For Sale" signs), shall be permitted to be parked on public streets, streets, cul-de-sacs, or driveways between the hours of 6:00 P.M. through 7:00 A.M. (Monday through Friday); between the hours of 5:00 P.M. through 8:00 A.M. (Saturday and Sunday). An exception is permitted for emergencies (e.g.

furnace/plumbing repair) performed at the residence by a non-resident, and for a reasonable period to perform the repair.

10. Dumpsters, PODS and other temporary storage containers or remodeling/construction waste containers may only be stored on the driveway of the residence for a set period of time and with prior approval of the Board of Directors.

VII. PLAYGROUND EQUIPMENT

1. All installations of permanent playground equipment or sandboxes are prohibited.
2. Homeowners who comply with Paragraph 3 may use a portable basketball hoop during the period May 1 through October 31. During that period, the portable basketball hoop may be left in the driveway when not in use. However, other than those dates, the portable basketball hoop must be stored in the garage or otherwise out of sight and enclosed.
3. Homeowners must comply with the following if they wish to use a portable basketball hoop:
 - (a) The homeowner must have the majority of the neighbors in the cul-de-sac agree, in writing, on a per year basis, to allow the homeowner to have a portable basketball hoop on the driveway. A copy of the signed agreement must be sent to the Management Company to be forwarded to the Board.
 - (b) The portable basketball hoop cannot be lit in any way, except by natural light.
 - (c) In the interest of safety for our children and participants, the portable basketball hoop may not at any time be placed lower than halfway up the driveway. In the interest of safety, play may not be extended into the cul-de-sacs.
 - (d) Basketball may be played between the hours of 9:00 a.m. and 9:00 p.m.
 - (e) The portable apparatus must be placed on the driveway and not on the grass.

For any infraction(s) of these rules, the homeowner will automatically receive a fine as per the fine schedule found in the Rules and Regulations.

VIII. LANDSCAPING

1. Flower beds shall be limited to original non-sodded areas and may not interfere with Association maintenance.
2. In-ground gardens shall be permitted, provided that the garden does not exceed three feet by five feet (3' x 5') ground coverage. Prior to putting in a garden, the Homeowner or Lessee shall contact a member of the Landscape Committee of the Bloomfield Club I Homeowners Association and inform them of the desired location of the garden. Once approved by the Landscape Committee, the garden will be allowed.
3. Any additional trees or shrubs must be approved in writing by the Board prior to installation (refer to Exhibit "C" – Application Form).
4. The Homeowner shall be responsible for the care and maintenance of any flower gardens they plant.
5. Sod ruined by Homeowner or Lessee neglect or abuse shall be replaced by the Association at the Homeowner's expense.

IX. GARBAGE

1. All garbage must be placed in covered metal or plastic cans or tied plastic trash bags.
2. Garbage cans and bags are not to be placed at the curb earlier than sunset of the night prior to pickup, and cans must be removed some time during the day of pickup.
3. Garbage cans and bags must not be placed so as to obstruct mailboxes, walkways or driveways.

4. Any litter remaining on the ground after pickup shall be immediately removed by the Homeowner responsible
5. Garbage cans and bags must be stored in the garage and may only be placed outside for pickup.

X. SEASONAL DECORATIONS

1. External seasonal decorations may be installed no earlier than thirty-one days prior, and shall be removed no later than thirty-one days after the date of the holiday.

XI. ALTERATIONS

1. No alterations, installation or replacement of any kind may be made to the exterior area of the building, including, but not limited to, roofs, siding, decks, garage doors, exterior home doors, or mailboxes, without the prior written consent of the Board. (Refer to Exhibit “C” – Application Form) Only full “tear off” roof replacements will be approved. Routine minor repairs (e.g. replacement of broken windows, rotted wood, screens, etc.) are excluded. Windows may only be replaced with prior written consent, and only with windows of like appearance (grids, mullions, etc.), and either (1) matching the color of existing windows and trim (not storms) as closely as possible, or (2) of a white color window with wrap or trim matching existing house trim as closely as possible.
2. Alterations or improvements must begin within ninety (90) days of approval and be completed within one hundred twenty (120) days unless extended in writing by the Board of Directors.

XII. ANTENNAS/SATELLITE DISHES

1. No antennas of any kind may be attached to any part of the exterior of the building.

2. Satellite dishes greater than one (1) meter in diameter are prohibited.
3. No more than two satellite dishes may be installed.
4. The unit owner is responsible for all damage caused by the satellite dish installation. After installation, the unit owner becomes responsible for all maintenance and upkeep. The satellite dish must, at all times, be kept in good repair. Failure to do so may result in the removal of the dish.
5. Should the satellite service agreement be terminated for any reason, the satellite dish must be removed. As with the installation, the homeowner bears all responsibility for removal and any damages incurred.
6. The unit owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents and members from any and all claims, controversies or causes of action resulting from the installation or use of the satellite dish, including the payment of any and all costs of litigation and attorneys' fees resulting therefrom. The owner agrees to be responsible for any damage to the property or any injury to any individual as a result of the installation of the dish.
7. Failure of the unit owner to comply with any and all of these guidelines may cause the unit owner to be in violation of the Rules and Regulations of the Association. An owner shall have twenty-one (21) days to comply with an order upholding the Association's Rules and Regulations, prior to the assessment of a fine or other penalty. Thereafter, the Association reserves the right to levy a continuing and daily fine for each and every day an unauthorized satellite dish shall remain on the premises after the owner has been notified to remove it, or advised to reinstall a dish pursuant to these Rules and Regulations.

XIII. ARCHITECTURAL IMPROVEMENTS

1. All maintenance and repair of architectural improvements including, but not limited to, decks, porches, patios, additions, roofs, windows, garage doors, etc. are the sole responsibility of the Homeowner. This includes all previously approved improvements. In addition, the Homeowner is responsible for maintaining, such as painting or repairing, areas of the building that are blocked by the alteration or addition. Also, any extraordinary cost incurred by the Association in performing routine general maintenance resulting from the architectural improvement shall be incurred by the Homeowner.
2. Patios and decks may not be enclosed or altered in any way without prior approval by the Board of Directors.
3. Patios and decks may not be used for storage, other than for storage of barbecue grills and other items usually associated with patios and decks.
4. Any Homeowner desiring to install a deck or patio must have written Board approval. Requests should be made to the Board of Directors via the Management Company, who will review the plans and approve or not approve the request. (Refer to Exhibit "C" – Application Form)
5. Homeowners are responsible for keeping patios and/or decks clean and free of clutter.
6. Homeowners are responsible for obtaining the required Village of Bloomingdale permits before commencement of any approved construction or alteration.

XIV. STORM DOORS

1. Storm doors must be maintained in good repair by the Homeowner. Once a storm door is installed, maintenance of the door becomes the responsibility of the Homeowner. New and replacement storm doors must be approved by the Board (Refer to Exhibit "C" – Application Form).

XV. GARAGE SALES

1. Garage sales will be allowed provided that the Homeowner abides by the Bloomingdale Zoning Ordinance 69-12, as follows:

Section 1: Section 14.3 C (9)

Signs Announcing or Describing Rummage or Garage Sales

- (a) No rummage or garage sale sign shall exceed three (3) feet square in surface area and such sign shall not be placed or otherwise erected for more than three (3) consecutive days at a location permitted under the ordinance. Only one such sign shall be allowed on the premises where the sale is taking place, unless such property has frontage on two public streets, in which case two (2) signs are permitted, one at each frontage.
- (b) Three additional locations (not to include the public right-of-way or any buildings or structures thereon) may be selected for placement of rummage sale or garage sale signs announcing the same sale. Any sign to be placed on property owned by others must have verifiable permission of that property owner.
- (c) No garage sale or rummage sale signs shall be posted or displayed on street light poles, public utility poles, street sign or traffic sign poles, on or within vehicles, or be placed in such a location to cause an obstruction to the clear view of traffic.
- (d) No rummage sale or garage sale signs shall be erected before 6:00 a.m., nor shall remain after 7:00 p.m. on any day of the sale. No such signs shall be erected prior to the sale date, and all signs must be removed by 7:00 p.m. on each day.
- (e) All such signs shall have the house number and the date(s) of the sale printed legibly and be dark printing on a light background.

- (f) No sale items shall be located and no activities shall be conducted on a public sidewalk, parkway area or other public property. Further, no sale items shall be left out for display later than 7:00 p.m. on any day.
- (g) No more than three (3) rummage or garage sales shall be conducted on the same premises in any calendar year. One rummage or garage sale shall be limited to a period of not more than three (3) consecutive days and shall be conducted without the use of outdoor speakers, other amplification equipment or illuminated advertising devices.
- (h) The person conducting the garage sale must notify the Chief of Police or his designate of the sale prior to the commencement of the sale.

Section 2: Section 14.88 (C)
Garage/Rummage Sale Signs

There shall be a maximum of two such signs not to exceed three (3) square feet per sign on each zoning lot, in compliance with the provisions of Section 14.3 C (9). No garage/rummage sale sign shall exceed five (5) feet in height measurement from the curb line.

XVI. FENCES

1. All internal privacy fences installed by the original builder will be painted and maintained (minor repairs only) in their original form including color, condition, and style by the Bloomfield Club I Homeowners Association. Major repairs or replacement of these fences will be done by the Bloomfield Club Recreation Association.

XVII. GENERAL RULES

1. All rules, regulations, restrictions and covenants contained in the Bloomfield Club I Declaration and By-Laws are incorporated as part of these Rules and Regulations and are

subject of the enforcement policies set forth in the final section of these comprehensive Rules and Regulations.

2. Revised Rules and Regulations must be sent to each Homeowner.
3. Revised Rules and Regulations are to be kept in the Bloomfield Club Recreation Association Clubhouse file.
4. Provisions of the Bloomfield Club Recreation Association Rules and Regulations which deal with rules and restrictions that have not been addressed in the Bloomfield Club I Rules and Regulations are incorporated by reference into Bloomfield Club I Rules and Regulations and shall be enforceable as if they were a part of these Rules and Regulations.

XVIII. ENFORCEMENT POLICIES

1. If a Homeowner violates or is otherwise liable for a violation of any of the provisions of the Declaration, By-Laws and/or Rules and Regulations of the Association, the following shall occur:
 - (a) If someone is believed to be in violation of any of the provisions of the Declaration, By-Laws or Rules and Regulations, a signed, written complaint must be submitted by an owner, the Management Company, a resident or a member of the Board, to the Board of Directors. A written complaint form prescribed by the Board shall be sent to the Management Company and Board. (Refer to Exhibit “B” – Violation Report)
 - (b) In the event of a violation XI. Alterations, advance warning notice of the violation will not be given. The unit owner will be issued a Notice to cease all work in progress, and will be subject to an immediate fine of \$500.00. All work commenced and/or completed without Board approval may be subject to modifications or replacement to meet with the Association’s architectural guidelines.

XIX. For violations of Sections VI Permitted Vehicles and IX Garbage, the person charged with the violation will be given first a written notice of the complaint and warning, by regular U.S. mail, informing him or her of the alleged violation. Violations of Sections VI Permitted Vehicles and IX Garbage must be corrected within twenty-four (24) hours. If the violation is not corrected within twenty-four (24) hours, the homeowner will be given written notice of the time and place where the Board or its duly authorized committee will conduct a hearing to review the complaint. For all other alleged violations (excluding violations of Article XII Antennas/Satellite Dishes), the person charged with the violation will be given first a written notice of the complaint and warning, by regular U.S. mail, informing him or her of the alleged violation. If the violation is not corrected within seventy-two hours, the homeowner will be given written notice of the time and place where the Board or its duly authorized committee will conduct a hearing to review the complaint. At that time, they will have the opportunity to defend themselves. All hearings will proceed with or without the presence of the accused Homeowner, so long as notice has been sent to the Homeowner in advance of the hearing. The findings of the hearing will be submitted to the Board for disposition.

- (a) If any resident is found guilty of a violation, the Board will notify the guilty party in writing by regular U.S. mail and a fine may be charged to the assessment account of the Homeowner in which the person resides or which he/she leases, and collected with the monthly assessments.
- (b) There will be a fifty dollar (\$50.00) fine for each single incidence, provided the owner has not been fined for the same violation within the last year. If the owner has been fined for the same violation within the last year, the fine will be one hundred dollars (\$100.00) for each occurrence. For violations of a continuing nature, fines will continue to accrue every thirty (30) days and increase incrementally by \$50

each month, until the violation has been corrected and the Board has received notice of same.

- (c) In the event of any violation of the Rules and Regulations, Declaration or By-Laws of the Association, the Board reserves the right to pursue any and all legal remedies to complete enforcement, legal and equitable. Any and all costs and attorneys' fees shall be assessed back to the account of the offending Homeowner at the time they are incurred.
- (d) Any Homeowner charged hereunder shall pay all charges assessed within thirty (30) days of notification that such charges are due. Failure to make payments in this time shall subject the Homeowner to all the legal or equitable remedies necessary and available for the collection of same.
- (e) The remedies hereunder are not exclusive, and the Board may, in addition, take any action provided for in the Declaration and By-Laws to prevent or eliminate violations thereof or of the Rules and Regulations of the Association.

END OF Bloomfield Club I RULES & REGULATIONS

Exhibit "A"

RIDER TO LEASE

This Rider is added to the attached lease in accordance with the Rules and Regulations of Bloomfield Club I Homeowners Association. By this Rider, the undersigned parties to said lease expressly acknowledge that every lease and the parties thereto shall be subject in all respects to the provisions of the Declaration, By-Laws and Rules and Regulations, of the Association, and any failure by Lessee to comply with the terms thereof shall be default under the lease. The parties hereby acknowledge that Lessor has provided Lessee with a copy of the above referenced documents.

The Board of Directors of Bloomfield Club I Homeowners Association (the Board) shall be a third party beneficiary of said lease and shall be entitled to pursue all legal and equitable remedies available to either party under the lease in the event of any default. No rights of the Board shall be deemed to have been waived or abrogated by reason of any previous failure to enforce the same.

Lessor (Landlord)

Lessee (Tenant)

Lessor (Landlord)

Lessee (Tenant)

Date: _____

NOTE: A signed original of said Lease and this Rider must be given to the aforesaid Board for its files in accordance with the Rules and Regulations of the Association.

.....
Please complete the following for the Association's use only:

Lessor Information:

Tenant Information:

Emergency Phone – Home

Emergency Phone – Home

Emergency Phone – Work

Emergency Phone – Work

Lessor Address: _____

Exhibit "B"

BLOOMFIELD CLUB I HOMEOWNERS ASSOCIATION

VIOLATION REPORT

PLEASE NOTE: A Violation Report must be completely filled out or the complaint will not be considered valid by the Board. After the Report has been filed, if a hearing is held, it will be necessary for you to appear at the scheduled hearing date. The violator will also be asked to attend this meeting. After hearing this case, the Board will determine whether a violation occurred and whether a fine should be levied.

Today's Date: _____

Offender's Name _____

Address: _____

Violation Location: _____

Date of Violation: _____ Approx. Time: _____

VIOLATION(S): _____

Signature of Person Reporting Violation Daytime Telephone Number

(Print name and address of person reporting violation)

Exhibit "C"

BLOOMFIELD CLUB I HOMEOWNERS ASSOCIATION

APPLICATION FORM

I. (To be completed by Homeowner)

Date: _____

Homeowner's Name: _____

Street Address: _____

Item(s) Requested: _____

Homeowner's Signature: _____

NOTE: Please be certain to attach supporting documentation, photos, plans, plots, etc. for approval of any exterior modification.

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II. (Board of Directors Only)

Board Approved: _____ Not Approved: _____

Reasons for Non-Approval: _____

_____ Date: _____

(Signature of Board Member or Designated Agent)