

BLOOMFIELD CLUB RECREATION ASSOCIATION

Exterior Home Appearance Guidelines

This is a summary extract of the rules that pertain to the exterior appearance of all homes within Bloomfield Club. BCRA enforces these rules for the homes within BC-IV. BC-I, II, and III have these requirements plus additional items enforced by the HOA for those sections for Bloomfield Club. Included below are relevant sections from BCRA's Rules and Regulations, BCRA's Articles of Incorporation (Declarations) and Village of Bloomingdale Ordinances.

RULES AND REGULATIONS <http://bloomfieldclub.org/BCRA-Rules%20March%202021.pdf>

IV. Appearance of Residence's Outside Area

- A.** Resident owners are responsible for keeping their immediate lawn area clean and free of debris.
- B.** Landscaping is the responsibility of the unit owner. Lawns must be manicured and must not exceed six (6) inches in height. Dead trees and shrubs must be removed within a growing season. Weeds must be kept under control.

X. Garbage

- A.** Garbage cans or bags are not to be placed in front of the residence earlier than sunset of the night prior to pickup and cans must be removed during the day of pickup. If pickup does not occur for any reason by sunset of the designated pickup day, all garbage shall be removed from sight unless pickup has been scheduled for the following day.
- D.** Garbage cans cannot be kept outside, at any time, other than on pickup day.

XIII. Signs

- A.** All signs must conform to all Village ordinances, i.e., they are not allowed on the parkway along public thoroughfares, Schick Road, Springfield and Butterfield.
- B.** Signs may not be displayed on the Parkway, Club House Circle or any other Common Area without the prior written consent of the Board.
- C.** One "For Sale" sign or one "For Rent" sign may be placed outside each residence, not to exceed four (4) square feet in total area and no closer than ten (10) feet from any curb. Political signs, not to exceed four square feet in area and no closer than ten feet from any curb, are allowed 30 days prior to an election but must be removed the day after the election. Other signs, including signs for commercial purposes, are not allowed at any time.

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

BCRA Incorporation Documents found at: <http://bloomfieldclub.org/BCRA-Declaration.pdf>

ARTICLE III. BUILDING AND USE RESTRICTIONS

Section 3. Trash Removal and Screening. Subject to the provisions of Article IV relating to Architectural Control, all clotheslines, equipment, garbage cans, service yards, woodpiles, and storage piles shall be kept screened by adequate planting or fencing so as to conceal them

from view of neighboring Units and streets. All rubbish, trash, and garbage shall be regularly removed from the Community and shall not be allowed to accumulate thereon.

VILLAGE OF BLOOMINGDALE, DUPAGE COUNTY, ILLINOIS

Ordinance No. 2009-13 (23 Mar 09)

<https://www.villageofbloomington.org/DocumentCenter/View/217/Property-Maintenance-Program>

page 16 on storage of garbage and rubbish containers

Subsection 308.1 Rubbish and Garbage. It is hereby declared a nuisance and a violation of this Ordinance for an owner of real estate within the Village to allow garbage, rubbish, junk, refuse or construction material or waste to remain outside in the open air upon that property. All garbage, rubbish, junk, refuse or construction material or waste must be enclosed in containers. No container shall be stored in the front yard, including that area between the building and front yard, or stored in the corner-side or side yard of any property including that area between the building and that yard unless screened from view from the street.

Village of Bloomingdale Sump Pump and Water Discharge Regulations

Water drainage issues are common problems in communities where homes are located in close proximity. Bloomfield Club is blessed with ample amounts of outdoor green space, but our homes are relatively large in proportion to their lot sizes, so that handling discharge from sump pumps and downspouts can be a challenge.

Bloomington's Water Discharge Regulations make it clear that homeowners are responsible for ensuring that the water runoff from their premises does not negatively impact their neighbors or the common areas. All water from a residence needs to be either held on your lot or directed to a storm sewer. Sump pumps must discharge in such a way that they do not flow onto a sidewalk or a pedestrian walkway. The discharge must be no more than 25% of the distance from the residence to the next adjacent property line and must drain for at least 20 feet of your property before leaving the site. If this does not happen, the property owner must mitigate the flow by channeling the run off to a storm sewer or installing a water retention system like a dry well. In particular, water must not be directed onto a sidewalk or a pedestrian walkway. Of particular concern is water discharge that carries mud onto sidewalks and walkways. This can cause dangerous conditions that can leave the homeowner liable for injuries sustained by pedestrians.



Also please be aware that mitigation measures need to be maintained. Drains to storm sewers can clog or break and may need to be repaired by the homeowner.

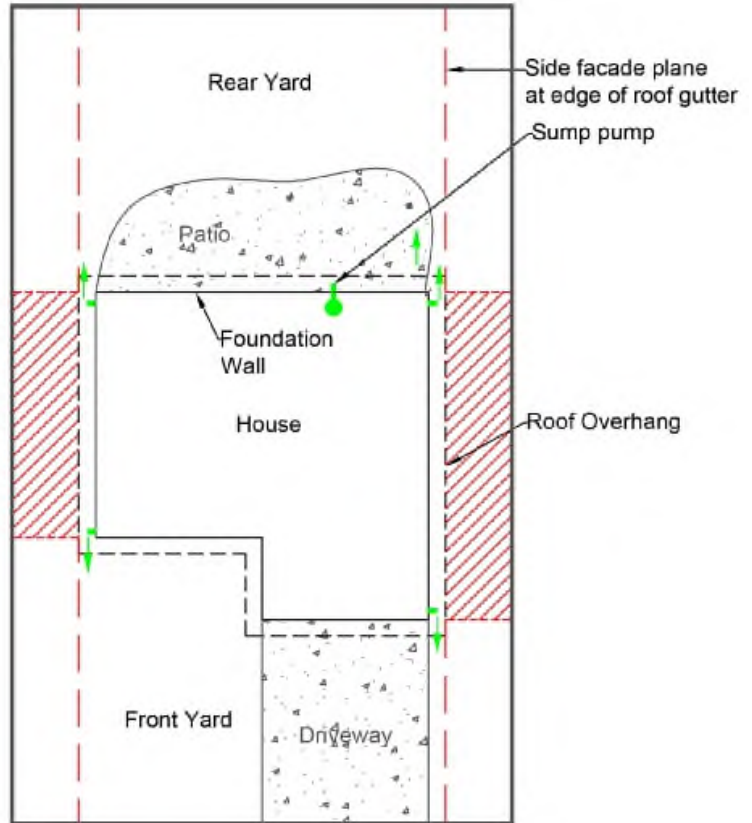
The Village of Bloomingdale's ***Recommended Standards*** are reproduced on Page 3 and 4 of this document.

Recommended Standards

1. Downspout drainage should be as close to the center of the front or rear facade of the house, within 3 feet of the foundation, projected away from the foundation perpendicular to the front or rear wall of the house, and not projecting to any yard beyond the side or side facade plane at edge of roof gutter of the house.
2. Downspout water must flow away from adjacent side lots so that the water will not empty onto adjacent properties.
3. Sump pump discharge is to flow to the front or the rear yard, and extending not more than 25% of the distance between the building and the nearest adjacent property boundary.
4. Downspouts should discharge onto the ground. Splash blocks are required at the bottom of downspouts.
5. Downspouts or sump pumps shall not be connected to the sanitary sewer.
6. Downspouts and sump pumps should drain onto 20 feet of pervious ground surface before leaving the site, unless otherwise mitigated.
7. Downspouts or sump pumps can extend to the outermost edge of a patio into a rear yard provided:
 - a. the terminus of the extension is not more than 3 feet beyond the patio, and
 - b. the extension away from the building does not exceed more than 25% of the distance between the building and the property boundary.


LEGEND OF SYMBOLS

-  Downspout
-  Direction of Flow
-  Sump Pump
-  Water must flow to front or rear yards from this area, not onto neighboring properties



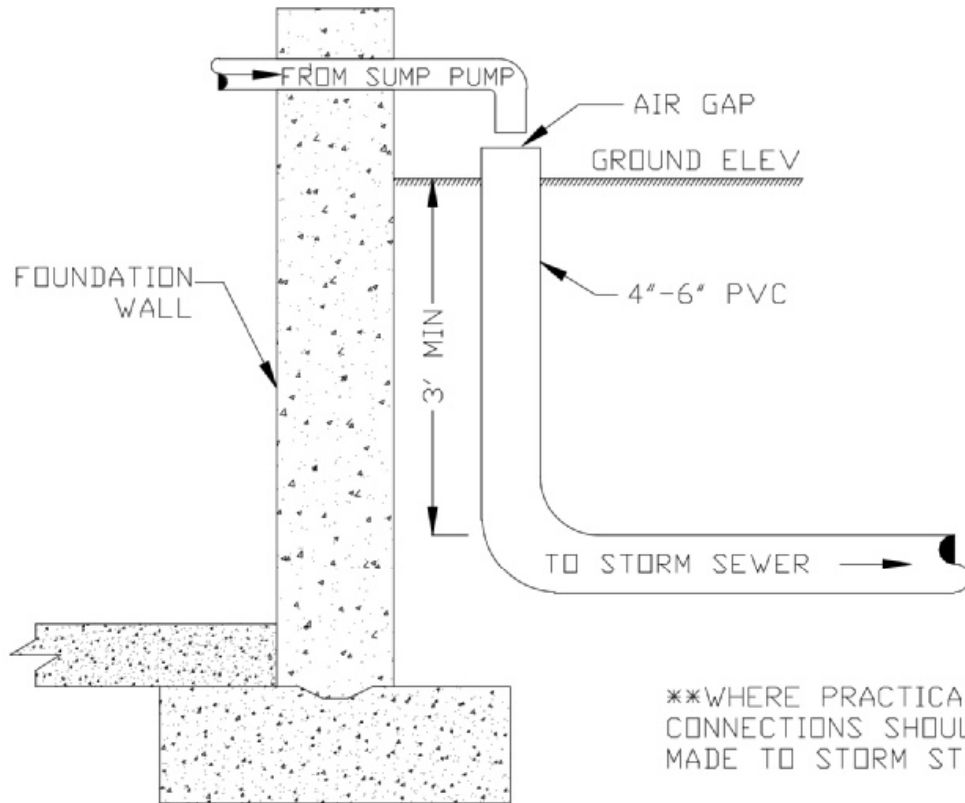
PREPARED BY: **VILLAGE OF BLOOMINGDALE**
 201 S. Bloomingdale Road
 Bloomingdale, IL 60108
 (630) 893-7030

PROJECT NAME: **PRIVATE STORMWATER DISCHARGE
 FOR SUMP PUMPS AND DOWNSPOUTS**

DATE: 6/15/2016
 SCALE: N.T.S.
 DRAWN BY: 
 APPROVED BY:

REVISIONS	
1. 12/3/2018 rfg	4. _____
2. _____	5. _____
3. _____	6. _____

SHEET
1



SUMP PUMP DISCHARGE CONNECTION

08/30/01 KRL
01/22/07 KRL

N.T.S.