



Bloomfield West II Homeowners Association

Dear Owners,

On behalf of the Association, we wish to welcome you to the community and to congratulate you on your choice of Bloomfield West II as the location of your new home. We look forward to working with each of you. We strive to provide quality customer service while protecting everyone's personal investment and building a sound reserve for the future. Our goal is to work together with your Board members and homeowners to build and continue the type of relationships that make for a great community experience.

We at Foster Premier wanted to take this opportunity to include the below information regarding your association and the responsibilities of your board, your management company as well as the responsibilities of each homeowner outlined in your governing documents that we as your management company use as our guidelines for management.

PAYMENTS:

As your managing agent, one of our functions is the billing and collection of the annual assessment for your Association. We offer a convenient Web Portal and we encourage each homeowner to register as soon as possible to access your Association account as well as make payments directly on the portal. To register go to: www.fosterpremier.com, tap "Homeowners", "Online Account Access" and complete the information requested. Annual Assessment statements will be mailed separately prior to January 1st.

To ensure timely processing of payments:

- Make your check payable to Bloomfield West II Homeowners Association for the amount indicated on your statement.
- Please reference your account number and address on your check
- Mail your assessment payments directly to the Lock Box Processing Center:

Bloomfield West II Homeowners Association

C/O - Foster/ Premier, Inc.,

P.O. Box 7676

Carol Stream, IL 60197-7676

At the time of closing on your home, you should have received a copy of the Declaration of Ownership. All properties in the Association are legally held, sold, and conveyed subject to these documents as a means of enhancing and protecting the value, attractiveness, and desirability of your property. If you haven't already, it is important that you take the time to familiarize yourself with these documents, which are binding on all parties having any rights, title or interest in property located within any Association.

A BRIEF SUMMARY OF YOUR COVENANT RESTRICTIONS ARE AS FOLLOWS:

IMPROVEMENTS: HOA Board approval is required for the following home improvements: Fences, Driveways, Patios, and any other exterior additions to the existing structures.

The exterior of Homes shall not be altered without written permission of the Board. This includes, but is not limited to room additions, fences, swimming pools, storage sheds, extensive landscaping & retaining walls. Permits must be obtained from the Village of Bolingbrook when necessary.

No fence may be installed without prior written Board approval and in most instances requires a permit from the Village of Bolingbrook. Acceptable fencing materials include wood, wrought iron, synthetic material (plastic, vinyl). Unacceptable fencing materials include chain link, cinder block. Fences must be maintained in good repair by the Owner. Stained/painted fences need to be maintained presenting a uniform appearance, free of peeling, cracking, or chipping. **An Architectural Application has been provided in this packet for your convenience.**

TRASH CANS: Items such as landscaping materials, trash or recycle containers, unused furniture, bikes, must not be stored in the front or on the side of the home. These items must be stored in the garage or placed behind a solid fence or screening so as not to be visible from the street/sidewalk in front of the home. Containers or bags shall not be placed outside for collection any earlier than sunset of the night prior to pickup; and must be retrieved by the Owner or Resident on the day of pickup.

HOLIDAY DÉCOR: In accordance with Bolingbrook Municipal Code, holiday decorative lighting shall be permitted to be displayed for a period not to exceed 90 days during the holiday season

LANDSCAPE: Owner shall be responsible for the care and maintenance for any landscaping they plant. Lawns must be neatly cut and treated for weeds when necessary. Landscaping including trees, bushes and shrubs must be trimmed to present a neat and well cared for appearance.

PARKING: *Without prior approval of the Board*, no boats, recreational/commercial vehicles, trailers, or other similar vehicles shall be parked or stored on any portion of the Premises.

PETS: All pets must be leashed while outdoors unless inside a fenced area. When walking pets, the owner must clean up after pets immediately and dispose of pet waste properly.

RENTALS: Each Owner shall be responsible for providing management company a copy of the current lease, their permanent resident address and phone numbers where they may be reached in an emergency, both home and work. Temporary Rentals such as Airbnb, VRBO are expressly prohibited.

BASKETBALL HOOPS: Basketball hoops are permitted on driveways, but permanently installed posts and hoops must be at least six (6) feet behind the sidewalk. Portable basketball hoops may not be placed on or block the sidewalk parkways or in the street.

Please be aware of these restrictions and note fines will be assessed for non-compliance.

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The following items are the responsibilities of your Association:

LANDSCAPE MAINTENANCE - Provide normal maintenance of common areas i.e., mowing and fertilizing of lawns and trimming and pruning of bushes.

CONTRACTOR SUPERVISION - Supervision of independent contractors and suppliers to the Association.

ASSOCIATION INSURANCE - Provide coverage and public liability on all common areas owned by the Association, and Directors and Officers liability for the Association.

PROFESSIONAL MANAGEMENT – Retain a professional management firm to implement the following functions:

1. To collect all Association Assessments.
2. To maintain efficient accounting records of the Association.
3. To assist in the preparation and control of the Association budget.
4. To assist in providing effective organizational structure.
5. To provide supervision of insurance portfolio.
6. To provide printing and distribution of Association notices.
7. To provide supervision of contractors.
8. To expedite service and architectural requests and assist in the enforcement of Association policies as outlined in Association governing documents.

Any suggestions and/or questions regarding your Association should be directed to our office:

Managing Agent:	FOSTER/PREMIER, INC. 456 B North Weber Road Romeoville, IL 60446
Telephone Number:	815-886-9070
Fax Number:	815-886-9480
Community Association Manager:	Jailynn Johnson
Telephone Number:	815-834-7543
E-mail Address:	jjohnson@fosterpremier.com
Office Hours:	Monday through Friday 9:00AM to 5:00PM

Again, we appreciate the opportunity to work with you.

Very truly yours,
FOSTER PREMIER INC
Danette Smusz, CMCA®, AMS®
Executive Vice President