

Bloomfield Chase Homeowners Association Rules and Regulations **

NOTE: Any modification to any of the categories listed below must be approved by the Bloomfield Chase Board of Directors no less than two weeks in advance of making these changes or causing any contractor to begin work on such modifications. This written approval is required even if the co-owner meets all of the requirements noted below.

Updated: July 2024

Exterior Home Color	<ul style="list-style-type: none"> Units must be painted with the “Bloomfield Chase” color available at Sherwin Williams.
Windows	<ul style="list-style-type: none"> Color of frames and trim must be “Bloomfield Chase” available at Sherwin Williams. Grids (mullions) are optional. Slight tint due to e-level differences allowed.
Door	<ul style="list-style-type: none"> Door color must match the exterior of the home (“Bloomfield Chase” color available at Sherwin Williams).
Garage Door	<ul style="list-style-type: none"> Must be identical to original design found throughout the community. Color must be “Bloomfield Chase” available at Sherwin Williams.
Gutters	<ul style="list-style-type: none"> Choice of colors: copper, dark brown or standard house color. Choice of two sizes: 4” or 6”.
Roof	<ul style="list-style-type: none"> Roof shingle must be CertainTeed Landmark Pro Brand Limited Lifetime Shingles (color is Weathered Wood).
Siding	<ul style="list-style-type: none"> Must be wood or cement board and painted with the “Bloomfield Chase” color available at Sherwin Williams.
Exterior Lights (Garage and Front Porch)	<ul style="list-style-type: none"> Selection must duplicate an existing light fixture in the community.
Front and Side Yard Statuary, Benches, Rocks, Lanterns and Planters	<ul style="list-style-type: none"> Must be in keeping with the first-class look and feel of the community as determined by the Bloomfield Chase Board of Directors.
Modifications to exterior home and/or landscape	<ul style="list-style-type: none"> A Modification Request Form must be filled out and approved in writing by the Board no less than two (2) weeks prior to beginning any exterior construction and/or landscaping. MISS DIG must be notified to mark public utilities in advance of any excavation work and, once Board approval is received, confirmation from MISS DIG must be sent to the management company prior to the commencement of construction. The Modification Request Form is posted on the Bloomfield Chase website.
Satellite Dishes	<ul style="list-style-type: none"> Satellite dishes must be adequately screened
Driveways and Walkways	<ul style="list-style-type: none"> Brick pavers on the side of driveways and walkways are permitted.
Air Conditioners and Generators	<ul style="list-style-type: none"> Must be installed within Bloomfield Township guidelines and must be screened with landscaping.
Hot Tubs	<ul style="list-style-type: none"> Must be placed in the backyard and conform to the following requirements: must be fully screened and permission granted by the Bloomfield Chase Board of Directors and adjoining neighbors.

Leasing of Units	<ul style="list-style-type: none"> Lease agreements must be approved by the Bloomfield Chase Board of Directors prior to the commencement of any lease of any unit. Leases must be a minimum of one year.
Mailboxes and Newspaper Holders	<ul style="list-style-type: none"> As of September 2023, the only approved replacement mailbox is the Whitehall Deluxe Capital Mailbox Package in Bronze, which includes the newspaper slot, pole, cuff, and street name and house number. For replacement, contact the management company who will order from our approved vendor. Homeowners are responsible for the costs of the new mailbox and installation, as well as removal of the existing box. For those choosing not to replace, any existing wooden mailbox must be kept well maintained and in good repair.
Signs	<ul style="list-style-type: none"> Five (5) types of signs are allowed at present: security system warning signs, fertilizer treatment warning signs, realtor signs, temporary estate sale signs, and political signs during a presidential election year (from 6 weeks before the election to 3 days after the election). No other signs are allowed. Realtor signs must be black and gold and removed within one week of the home closing.
Tree Protection and Preservation	<ul style="list-style-type: none"> Removal and replacement of trees in the front, side and backyards must be approved in advance by the Bloomfield Chase Board of Directors and comply with Bloomfield Township Tree Preservation Requirements, the Bloomfield Chase Bylaws, and the Rules and Regulations. If removing large back and side yard trees, replacement trees must be no-less-than 7', measured from the top of the ball. If removing large front yard trees, replacement trees must be a minimum of 10' if evergreen and/or 14' if deciduous trees, measured from the top of the ball. If removing a side yard tree that borders a road, trees must conform to front yard requirements. A detailed landscape plan, specifying layout design, plant names, quantity, size, etc. must be submitted with the Modification Request Form in order to be considered for approval. If plans include decorative art objects, a photo(s) must be included.
Estate Sale	<ul style="list-style-type: none"> All estate sales must have prior Board approval in writing. Requests should be made to the management company no less than three (3) weeks prior to the sale. Guidelines include but are not limited to: home must be up for sale or sold; only allowed three weekend days (Thursday, Friday, and/or Saturday OR Friday, Saturday, and/or Sunday) from 10:00AM-4:30PM; must be held inside the home only; parking signs must be posted on one side of the street only; two promotional signs only – at entrance and at the home. Parking signs must be removed daily.
Overnight Parking	<ul style="list-style-type: none"> Overnight parking is not allowed on the street; however, the Board recognizes there are rare occasions when a car would need to be parked overnight. This cannot be a regular occurrence or exceed two nights in a row unless Board approval is obtained.

**** Enforcement of these Rules and Regulations will consist of a notification of violation to the homeowner, followed by a series of fines if the violation is not corrected.**