

Bloomfield Club Recreation Association BC-IV Residential Rental/Lease Information Form

Homeowners within BC-IV (Luxury Homes) may rent or lease their properties as **single family dwellings** under the following conditions:

1. A lease or rental agreement affecting any Unit must be in writing, for a period of **not less than 30 days** and shall be subject to the Covenants, and the Articles of Incorporation and By-Laws and Rules of the Bloomfield Club Recreation Association.
2. Owners must obtain and maintain a valid Village of Bloomingdale "RESIDENTIAL DWELLING UNIT RENTAL LICENSE" as found at <https://www.villageofbloomingdale.org/DocumentCenter/View/3997/Application-For-Residential-Dwelling-Rental-Unit-License>.
3. The lease agreement must stipulate that the tenant is subject to the Rules and Regulation of BCRA which include, from Section II:

A. 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 home and work telephone numbers where they may be reached in an emergency. Any cost incurred by the Association in obtaining such information shall be assessed to that 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 the address of the home and the Association shall not be liable for any loss, damage, injury or prejudice to the right of said home owner caused by any delays in receiving notice resulting there from.

B. Each homeowner shall be responsible for providing his or her lessee(s) with copies of the Declaration, By-laws and Rules and Regulations and supporting documents.

C. 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 action or actions are necessary against the residence owner or lessee as the case may be.

D. All expenses of the Association, including attorney's fees incurred by the Association, in connection with any violations under these rules, shall be assessed to the account of the residence owner responsible.

4. Clubhouse privileges will remain with the homeowner.
5. The lease agreement must state who is responsible for unit lawn and exterior maintenance. It is highly recommended that the unit owner contract with a lawn service to ensure that premises are well maintained. Failure to comply with maintenance requirements will result in fines assessed against the unit owner of \$50 per week plus any costs associated with BCRA's costs to remedy and enforce this requirement.

6. A copy of the rental/lease agreement must be sent and kept current with to BCRA's Property Manager:

BCRA
c/o Pam Stanish
ABC Property Managers, Inc.:
1732 W. Wise Rd., Schaumburg, IL 60193
tel: 847 985-4404
email: Pampmgrs@aol.com
www.abcpropertymanagers.com

7. Include the following information with your lease/rental package:

- a. Owner's Name and contact information while not at unit.
- b. Tenant's Name/s and contact information.
- c. Rental Time Period: Start Date: _____ End Date: _____
- d. Copy of the Village permit once it has been obtained.

8. Owners may request letter from BCRA stating that the unit may be rented, subject to the above conditions, for the purpose of obtaining the Village Permit.