

WHY OUR FOX HILLS' CONTINUOUS PROPERTY MAINTENANCE DIRECTIVES WERE CREATED

Originated, September 13, 2013

When you purchased your Fox Hills' property, you automatically signed up to abide by our Association's Building and Use Restrictions (sometimes called 'Deed Restrictions') or 'Rules'. They were initiated by the builders who constructed the houses in Fox Hills. They tell you what you shall and shall not do to or with your property and residence's exterior so they are continuously maintained allowing you to sell your property at top price when you choose to do so. In other words, the Builders wanted Fox Hills to always be a great looking Residential Neighborhood. There are 65 pages of Building and Use Restrictions encompassing the five Fox Hills' streets, rain water collection basins and housing construction phases.

Since your Fox Hills' property is located in Bloomfield Township, you also automatically signed up to abide by their Codes, Zoning and General Ordinances or their 'Rules'. Most Fox Hills 'Rules' mirror the Township 'Rules'. They were created so you know what you shall and shall not do to or with your property and residence's exterior so they are a benefit to the Township. Their intent is to ensure the Township maintains its Neighborhoods, Businesses, Schools, Churches, etc. in a protective, positive looking environment. There are 250 pages of Codes, Zoning and General Ordinances.

Therefore totally there are 315 pages of 'Rules' that each Fox Hills' Property Owner is responsible to consistently follow with regard to your property and residence's exterior condition. We decided to shorten and simplify these 'Rules' by melding them together, condensing and simplifying their wording while including the Realtor's Property Selling Guidelines and created our Fox Hills' 'Continuous Property Maintenance Directives'. To ensure their wording was correct and accurate, they were reviewed by the Bloomfield Township's Lead Code and Ordinance Enforcement Officer and the nine Fox Hills' Community Association Board Members. Changes were reviewed by all and the affected 'Directive' updated. Now there are just eleven (11) 'Directives' pages to read; that's a savings of 305 pages. That's the why and how our 'Directives' were created. For your convenience, they are posted on our Fox Hills Community Associations' web site at www.foxhillsbloomfield.com, click on the Architectural Control heading. The 'Directives' are also hand delivered to each new neighbor as they take possession of their property by our Community Associations' new neighbor welcoming person along with a small gift.

We believe Fox Hills is a family orientated and friendly Residential Community where you have the responsibility to continuously maintain your property and residence's exterior per our 'Directives'. That way your property is always positive looking, curb appealing and ready for a quick sale at maximum price when you choose to do so. We do not believe anyone intentionally wants their property to give a negative image of Fox Hills! But we must remember having just one property that does, not only decreases its value, but also the value of the surrounding properties as well. If a potential buyer sees a property not maintained, they know the residence's interior will probably look the same. So, we ask you to be a Good Neighbor and maintain your property and residence's exterior per our 'Directives'!

The Streets, Sewers and Architectural Control Coordinator is responsible to periodically monitor all Fox Hills' properties per our 'Directives'. So, if you receive an e-mail or letter from this Coordinator noting where you need to improve your property or residence's exterior appearance; remember he/she has yours and our Fox Hills' neighborhoods best interest in mind! You are asked to take responsibility for the issue noted and correct it. This action by the Coordinator is to prevent the possibility of the Township's Lead Code and Ordinance Enforcement Officer issuing you a ticket that could eventually include a fine and in a rare case require you to appear before a 48th District Court judge and explain why you did not correct the noted violation on your property and/or residences' exterior appearance. Our goal is to have all properties maintained so they are the best looking they can be so our Fox Hills' neighborhood is the best looking one in Bloomfield Township.

If you have questions relative to this letter or our 'Directives', please call, text or e-mail me.

Russ Conner

Streets, Sewers and Architectural Control Coordinator

Fox Hills' Community Association

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