

L.C.P.O.A. BUILDING CONTROL COMMITTEE

11281 Hewitt Rd. Brooklyn, MI 49230 Phone: 517-592-2361 fax: 517-592-3710

Office Hours: 12:30 - 4:30 p.m. Mon., Wed., Thu., & Fri. Closed on Tuesday

E-mail: lakecolumbia.net Web: www.lakecolumbia.net

L.C.P.O.A. BUILDING REQUIREMENTS

FEES: \$100.00 fee for Home Review Plans
\$50.00 fee for Garage or Home Addition Review Plans
\$10.00 fee for Docks, Decks, Fence & all Misc. Review Plans

Cash or Check Payable to: L.C.P.O.A.

The following are requirements of the Building Control Committee for consideration or approval of plans on proposed Homes, Home Additions, Garages, Etc. The following is the complete responsibility of Owner.

1. Two complete sets of prints, outlining:

- (a) Foundation Plan
- (b) Front and Rear Elevations
- (c) Each Side Elevation
- (d) Construction Detail

* Note: 1st set of plans stays at the office the 2nd set goes to the Columbia Twp. (Twp. also requires 2 sets of plans)

2. Two drawings of plot plan, listing:

- (a) Property Owner's Name
- (b) Sub-Division
- (c) Lot Number
- (d) Front, Rear, and Each Side Measurement
- (e) Property Address

3. Markers shall be placed at each corner and measurement point of lot. Stake out and string Building.

- (a) Markers and string must be placed outlining foundation plan on lot where construction is scheduled to take place.
- (b) Cut weeds for a 3-foot diameter around stakes.

4. Run string between lot corner posts\markers so property lines can be determined and proper setbacks assured.

5. Plans must be submitted to Building Control and approved before submitting to Columbia Township.

****A signed, approved copy of the print and plot plan is required prior to the issuance of a Building Permit by the Columbia Township Office, located at: 8500 Jefferson Rd., Brooklyn, MI 49230.**

Approximately SEVEN (7) to TEN (10) DAYS are required to completely check, process and approve plans.

The Building Control Committee shall approve/deny any plans and specifications for all structures erected in said subdivision (see recorded restrictions item 3, * Building Control Committee). Structures include: homes, garages, decks, additions, fences, docks, carports and misc. If a builder is acting as the agent for a homeowner, the homeowner is ultimately responsible for compliance.

L.C.P.O.A. and Columbia Township: Front, Back, and Side Set-Back Requirements:

- 58' From Center of Road
- 25' Back Allowance
- 10' Both Side Set Back allowance
- 50' Set Back from Lake Front, if lot is Lake Front Property

Your compliance of our By-Laws and Recorded Restrictions is sincerely appreciated. **It is the property owner's responsibility to obtain the specific deeded restrictions pertaining to their property.** Please respect your neighbors and abide by the Deeded Restrictions that constitute a legal contract with L.C.P.O.A.