



51st Annual Meeting

Lake

Columbia

Property Owners Association

Sunday, May 3, 2015

1:00 P.M.

Columbia Central High School, Cafeteria

51st ANNUAL MEETING AGENDA

May 3, 2015

1:00pm President Bob Callison
Welcome Message
Confirm we have a quorum
Pledge of Allegiance
Introduction of Officers / Directors / Employees
State of the Lake Address

OFFICER REPORTS

1:15pm Secretary: Bob Callison
Review of 2014 Minutes / Motion
Voting closes at 1:30pm

1:17pm Vice President: Tim O'Neil
Selection of Election Tellers
(Can only be from Bayview, Grand Point/Blakely, Holiday I, Holiday II, Sherwood/Hill-n-Shores, Cambridge/Fletcher/Imperial Shores)

1:20pm Treasurer: Ron Phelps
2014 Budget performance
2015 Budget and key expenditures planned
Dues Collection results for 2014 and actions for 2015

REPORTS

1:30pm Lake Management Items

Park Committee	Tim O'Neil
Weed Control	Tim O'Neil
Activities Committee	Karen Kiss
Deeded Restriction Committee	Kathy Laird / David Stout
Dredging Update	Bob Callison
Dam Update	John Gosinski
Fish Update	Todd Wanty
Key dates	Coleen Crampton

2:00pm Open Discussion Membership

3:00pm Unofficial Election Results Bob Callison
Royal Shores
Southern Shores
Riviera Shores

3:05pm Closing Comments / Adjournment Bob Callison

50TH ANNUAL MEETING MINUTES

LCPOA ANNUAL MEETING

Sunday, May 4, 2014 – 1:00 P.M.

Board Members Present: Bob Callison, Tim O'Neil, Robin Schoeck, Coleen Crampton, Dennis Blain, John Gosinski, Dennis Scott

Board Members Absent: Harry Breniser, Carl Krueger

The meeting was called to order by the Board President Bob Callison with a welcome to everyone. It was confirmed by Secretary, Coleen Crampton that there was a quorum in attendance.

Pledge of Allegiance

Bob Callison introduced the LCPOA Board of Directors and proceeded to present a "State of the Lake Address".

OFFICER REPORTS:

Bob Callison – President – made an announcement of the purchases the association made recently of the Pierson property for \$180,000 and the home on Cement City Road for \$133,000 to prevent access to the DNR. He stated that now it is hoped that we can proceed with the dredging project. Bob also stated that we are anticipating the beginning this year of a revision of the Deeded Restrictions that have not been changed since the lake was formed.

Tim O'Neil – Vice President – Tim asked for 2 volunteers from the audience to help with the counting of the ballots. They were informed they could not be members of any of the shores that had openings. John Niehaus from Royal Shores and Don Rankin from Sherwood Shores volunteered.

Two gentlemen were observed videotaping the meeting. It was determined that one of the gentlemen was not a member and was asked to leave. Both men said they were members of Columbia Conservatives. Bob asked the members in attendance if they objected to the videotaping, and a majority objected. After the men left the auditorium, Glenn McJennett later returned with their video equipment and continued taping.

Tim then read a list of accomplishments for 2013:

Park Improvements completed for Riviera, Nottingham and Grand Pointe included:

- Riviera Park: Paved parking lot, installed PVC fencing, installed new playground equipment, added sand to beach area, installed cement picnic table slabs, removed old slide, installed benches, installed signage.
- Nottingham Park: Paved parking lot, painted ramp bollards, installed PVC fencing, painted playground equipment, installed cement approaches at bathhouse, installed cement picnic table slabs, painted bath house, installed benches, installed signage.
- Grand Pointe: Paved parking lot and boat launch, installed new cement boat launch, installed cement approaches at bath house, installed cement picnic table slabs, painted bath house, installed benches, installed signage.
- Other improvements: Installed automatic locks on all park bath houses, eliminating the need for personnel to lock and unlock daily.

- Installed automatic light timers for all bath houses to conserve energy.
- Finished clearing brush and installing seawall at Stump Bay Island.
- Goose Roundup completed.
- Painted the LCPOA building exterior, shrubs were trimmed and debris removed.
- Trunk or Treat and Picnic in the Park, and 3rd Annual Food Drive.
- Hewitt traffic island was cleaned up, planted and mulched.
- Fish stocking donations were matched by the Association and Fish were stocked.
- Multiple weed treatments were completed.
- Continued working with Edgewater on dredging design.
- Annual Audit was completed and passed.

Tim thanked the many volunteers who assisted with the improvements during 2013.

Plans for 2014 include:

- Castlewood Park: Paving parking lots, install new cement boat launch, paint bollards, paint bath house/doors, cement pads for picnic tables, cement approach to bath house, install playground equipment, paint existing playground equipment, install white PVC fencing to match the rest of the parks.
- Stump Bay Island: Seeding the island and putting in fire pit.

Coleen Crampton – Secretary – she asked for approval of last year's meeting minutes.

Motion made by Tim O'Neil with 2nd by Robin Schoeck. Motion carried.

Coleen also gave the dates to everyone for the annual garage sale, the spring clean-up, the 4th of July festivities and the annual food drive.

Robin Schoeck – Treasurer – Robin stated the ending of 2013 showed a cash on hand amount of approximately \$630,000. The park improvement budget for 2014 has been lowered by \$25,000. The board hopes to be done with all the park projects within the next 2 years and then they will be able to build the cash reserves back up. The audit report for last year was received on Friday, May 2nd and after review by Robin she reported that it had been favorable.

Bob Callison motioned to approve the report with a 2nd from Coleen Crampton. Motion carried.

MANAGEMENT REPORTS:

Weed Control – Tim O'Neil reported that, to date, nothing has been effective in treating the eel grass in the lake. Spot treatments seem to be effective with most weed issues versus the expense of sonar and its negative impact on fish habitat.

Dredging – Bob Callison stated that the dredging project was stalled in order to deal with the DNR livery issues previously discussed. Bob identified that the design phase was completed. We still need to locate a dump site and obtain DEQ permitting.

Dam Update – Robin Schoeck reported that minor repairs were made on two areas; repairs were covered under warranty from previous service calls.

Fish Stocking/Update – Todd Wanty reported that 3 tournaments were held this past year with plans to do the same for 2014. It will depend on the ice for the last tournament.

OPEN DISCUSSION:

Karen Jones – Bayview Shores – read a statement for the members of Castlewood Road regarding their dissatisfaction with the park improvements and lack of "Castlewood Shore" membership input. She was also upset that more surveys were not conducted prior to improvements being made.

Frank Lena – Royal Shores – questioned the deeded restrictions and votes necessary to change them.

Glenn McJennett – Bayview, Sherwood & Southern Shores – Questioned the deeded restrictions and enforcement. John Gosinski explained that the board's responses to violations are complaint driven.

Patricia O'Shea – Royal Shores – Questioned why just the shrink wrap owner was being harassed. Bob Callison stated that Frank Lena is just being reminded that he is in violation and that all of the other shrink wrap companies have complied with a request from the board to not put the advertising on the items they shrink wrap. Bob also gave Trish numerous examples of other types of signs where members were receiving letters that were in violation as well. Trish stated she doesn't want the deeded restrictions changed.

Robert Dresselhouse – Royal Shores – he stated he has property on the channel and he would like a letter sent to all owners of unkempt empty lots to have them maintained. He stated that when he had complained nothing was done. Coleen Crampton stated that she handled the complaint and spoke to him and the property owner.

Margaret Smith – Bayview Shores – asked if a boater safety course could be set up for the lake. She thanked the board for the purchase of the Pierson property and stated she would like to see more committees formed and to find more ways to also keep the membership informed.

Bruce Jones – Bayview Shores – stated he was against the pavilion and Tim O'Neil informed him it was being reconsidered. Bruce requested that the annual meeting be moved to the summer for the people that winter in Florida.

Alan Montague – Blakely Shores – stated that there was a non-maintained property by the pond next to the lake. He has cleaned out weeds, etc. in front of his home and would like to know how much is expected of him. He asked if he would be able to speak with his shore director for some guidelines and Bob Callison informed him he could do that at any time.

Mike Raczkowski – Bayview Shores – Mike commented that the board needs shorter meetings and should stick to time constraints. When it comes to the signs he advised the board to not take every restriction and become proactive with it. He felt we should address the complaints and not proactively pursue anything without a complaint.

Matt Logan – Bayview Shores – Matt would like to see more use of the parks. He also stated we need to change how we vote on changes to the deeded restrictions. Bob Callison stated that is something we are hoping to do in the future.

Robert Shelby – Bayview Shores – Robert feels the board actions should be more open, others should be more involved with the board and he would like to see bids and permits available for anyone to view.

Randy Baker – Riviera Shores – asked why the board held closed sessions. Bob Callison stated it was to discuss legal actions and to make some critical decisions that needed confidential discussion. Randy would like to see more committees put together to work on projects. He also stated he does not like the asphalt poured so close to the lake.

Trish O'Shea – Royal Shores – stated that the executive minutes should be made available to all members. Marty Lozier, the association attorney, responded that legally we do not have to open them up for members.

Marty Lozier – Association Attorney – also stated that people should want to get involved in changing the restrictions so they can be written to be fair to everyone and to keep Lake Columbia the way it was intended...family oriented, neat, clean and fun for everyone. Marty stated that they needed to be updated so they can become enforceable. Something workable is needed so they can be revised. He urged people to get involved in helping with the process by allowing the voting results to be changed so that this will happen.

Larry Johnstone – Bayview Shores – asked about having weeds removed and we stated he would be given assistance. He also inquired about having them removed near and around the association seawall and was informed that the property is officially owned by the county and we had received their permission to put in the seawall and that it was considered swamp land so we are not allowed to clear it.

Cindy Lena - Royal Shores - asked why she hadn't heard about being on the restrictions committee yet and Bob Callison stated it was due to the fact that we haven't begun the process at this time. She also stated she would like to see at least 2 members from every shore on the committee. It will be taken into consideration. Cindy also stated she would only like 1 vote per shore.

Bill Chenevert – Castlewood Dr. – would like to see the board send out a mailing or do a survey and see about the pavilion and see how everyone would feel about it in Castlewood Park. He feels we didn't listen to the shore members. Coleen Crampton read several inserts from past meetings that showed residents in that area had asked us to make the changes and also read some items that showed it had been voted on and passed unanimously to approve doing some of the changes.

Wendell Sikes – Sherwood Shores – asked about weed control and getting more done. Tim O'Neil responded that we are still pursuing more options.

Open Session was closed.

Coleen Crampton reported on the results of the election. She read Article 5, Section 6 of the By-Laws, and stated that Paul Bates was elected for Grand Pointe, Ron Phelps was elected for Cambridge/Imperial/Fletcher & Lots 1-36 of Bayview, Scott Dukate was elected for Holiday II, and Bayview was under legal advisement due to altered ballots. Attorney Marty Lozier got up and explained that Bob Callison was the only candidate on the official ballot; therefore, he was elected for Bayview Shores. He also informed members that there is a process outlined in the By-Laws if the membership would like to have a director removed.

Coleen Crampton motioned to close the meeting at 4:22 P.M. She received a 2nd from Dennis Blain. Motion carried.

Lake Columbia P.O.A.

Balance Sheet

December 31, 2014

ASSETS

Current Assets		
FIRST MERIT - Checking	\$	51,516.61
Petty Cash		166.35
FIRST MERIT - Savings		28,597.91
CAB - Checking		1,604.51
CAB - Savings		55,947.42
American One SAVINGS		1,998.41
American One - Money Market		101,083.64
American One CD (prev. eking)		93,396.56
CP Federal C.U.- SAVINGS		147.98
CP Federal C.U. -MONEY MARKET		68,372.58
OLD NATIONAL- MONEY MARKET		15,755.25
Lake Management Reserve		(379,900.00)
Accounts Receivable		41,953.94
Allowance for Doubtful Account		(30,382.62)
Interest Receivables		252.41
Prepaid Insurance		6,411.81
Prepaid Federal Income Tax		759.00
Total Current Assets		57,681.76
Property and Equipment		
Office Equipment		16,798.35
Maintenance Equipment		29,253.64
Transportation Equipment		21,794.58
Park Equipment		87,008.63
Land Improvements		743,967.03
Buildings		45,362.40
Bathhouse - Parks		40,398.23
LAND		33,500.00
Accum Depreciation- Office Eq		(14,131.07)
Accum Depree - Maint Equip		(28,870.88)
Accum Depree - Trans Equip		(21,794.58)
Accum Depree - Park Equip		(50,580.43)
Accum Depree - Bathhouses		(34,504.15)
Accum Depreciation - Building		(29,925.38)
Accum Depreciation - Land Impr		(358,920.54)
Total Property and Equipment		479,355.83
Other Assets		
Investment - Land		321,029.60
Investment Dam - FLAGSTAR CD		109,783.59
Lake Management Reserve		379,900.00
Total Other Assets		810,713.19
Total Assets	\$	1,347,750.78

Lake Columbia P.O.A.

Balance Sheet

December 31, 2014

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	5,153.14
FICA/FIT Payroll Tax Pay / 941	1,115.00	
SIT Payroll Tax Pay./SUW,STATE		359.69
Deposits (key)	4,692.00	
Total Current Liabilities		11,319.83
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		11,319.83
Capital		
Membership Equity	1,074,722.48	
Retained Earnings/Current Earn	279,794.51	
Net Income	(18,086.04)	
Total Capital		<u>1,336,430.95</u>
Total Liabilities & Capital	\$	1,347,750.78

2014 LCPOA ACCOMPLISHMENTS

Park improvement projects for the Castlewood Park:

- Pave the boat launch and parking areas - Completed
- Secured boat ramp pads - Completed
- Repaint the boat launch bollards - Completed
- Repaint the bathrooms and doors - Completed
- Install cement picnic table pads - Completed
- Install cement bath house approaches - Completed
- Install playground equipment - Completed
- Repaint existing playground equipment - Completed
- Install white PVC split rail fencing - Not Completed
- Added a sand pile for kids to play in - Completed
- Installed new park benches - Completed
- Updated the Park signage – Not Completed
- Removed some diseased trees - Completed
- Planted five new trees and mulch - Completed

Park improvement for the Wesch Road Park:

- Installed a new park bench – Completed

Miscellaneous

- Goose nest destruction - Completed
- Fertilized all parks (spring / fall) - Completed
- Trunk r Treat held on Southern Shores park - Hosted
- Food Drive for Brooklyn Food Pantry held for the third consecutive year
- Additional plants donated and planted on the Hewitt Rd island (near the cemetery)
- Fish stocking, matched member donations - Completed
- Multiple weed treatments - Completed
- 4th of July Fireworks / Boat Parade / Picnic in the Park - Hosted
- Annual audit of accounting records completed and passed
- Reviewed 36 architectural plans for new houses/additions/garages/decks/docks/fences
- Added a fire-pit and picnic table at the Stump Bay Island - Completed
- Reseeded the Stump Bay Island - Completed
- Countless hours were spent by the Board / members working on these projects

2015 LCPOA PLANNED PROJECTS

- Additional Park improvements at Castlewood
 - Add another Grill per members request

- Added a second dock per members request
- Add new signage
- Park improvements at Somerset Park:
 - Pave part of the boat launch / parking areas - Completed
 - Install Bathhouse Signs
 - Repaint the boat launch bollards
 - Repaint the bathrooms / doors
 - Install cement picnic table pads - Completed
 - Install cement bath house approaches - Completed
 - Install playground equipment
 - Anchor boat ramp pads that are in the water
 - Repaint existing playground equipment
 - Tore out old concrete where the garbage can was - Completed
 - Added new bollards around the well casing - Completed
 - Added additional crushed limestone in the island for additional parking - Completed

Partial park improvements at Southern Shores Park:

- Pave a parking area - Completed
- Install cement bath house approaches - Completed

Future Park Projects:

- Southern Shores
- Kelly Road
- Little Bedford
- Donald Court
- Karen Court
- Princess
- Archwood
- Claremont

Weed Control Report

- 2004 Spot Treatments (No Sonar) \$42,100.00
- 2005 Spot Treatments (No Sonar) \$39,000.00
- 2006 Spot + Sonar Treatments \$102,250.00
- 2007 Spot Treatments (No Sonar) \$25,680.45
- 2008 Spot Treatments (No Sonar) \$30,527.62
- 2009 Spot + Sonar Treatments \$106,079.50
- 2010 Spot Treatments (No Sonar) \$36,234.50
- 2011 Spot Treatments (No Sonar) \$32,587.25
- 2012 Spot Treatments (No Sonar) \$35,850.94
- 2013 Spot Treatments (No Sonar) \$35,536.15
- 2014 Spot Treatments (No Sonar) \$40,380.00
- 2015 Spot Treatments (No Sonar) Starting in May

Activities Committee

A group of members including Desirae Dukate - Holiday Shores II, Jen Slat - Grand Pointe Shores, Karen Kiss - Bayview Shores would like to start up some fun activities at the lake while promoting camaraderie among our members. Ideas include:

- 1st Annual Welcome Back – May 16th
- Movie in the park with popcorn
- Invite a “Ice Cream or Foodie Truck” to a park
- Host an “Adult Party” in a park
- Host a “Kids Party” in a park
- Host a Walk and/or Run around a portion of the lake

Deeded Restriction Committee

- Purpose of the committee
- Current change process
- Lack of definitions page
- Current restrictions that are problematic
- Benefits of changes- Idea's to consider
- Recommendations to LCPOA Board of Directors
- Q & A

Members of the Committee:

Bayview Shores	David Heinen
	Open Position
Cambridge/Fletcher/Imperial	John A. Dale
	Harry Breniser
Grand Pointe / Blakeley Shores	Tim Burns
	Open Position
Holiday I Shores	David Lakin
	Open Position
Holiday II Shores	David Stout
	Open Position
Riviera I & II Shores	Doug Stieb
	Randy Baker
Royal Shores	Cindy Gillespie-Lena
	Diane Orzel
Sherwood / Hill n Shore	Justin Crane
	Don Rankin
Southern Shores	Kathy Laird
	Richard Taylor

Dredging Update

- The project was stalled in 2014 due to the DNR Canoe / Kayak Livery issue. It remains on hold until we build our cash assets back up. We expect the sales of the House on Cement City Road and part of the Pierson property will help with this issue.
- The design phase has been completed
- We need to identify of where to put the spoils
- Options may include:
 - Possible farm land agreement
 - Possible property purchase
- DEQ permitting would follow
- Bidding out the project

Dam Update



- A minor repair was made in 2014 under warranty
- The Insurance company was updated on the status
- We may need to add more stones to the south edge of the dam pending SME's recommendation

Fishing Update



Stocking

In November 2014, we stocked 1890 Black Crappie” and 1890 Walleye 5-9” in Length. Cost was approximately \$7,000

It was been suggested by Dr. Matt Logan DDS, with a Master’s Degree in Marine Biology, that we conduct a Fish Stocking study to evaluate the effectiveness of our program. The study was conducted the first week of August 2014 and supported by the Board. The results are available and will be summarized here today as well as having the report on the Associations Web Site

The three Fishing Tournaments raised over \$280.00 towards the Stocking program, and General Donations totaled just over \$3,000. We were able to have our Ice Fishing Tournament this year, with 13 Teams on a very cold, snowy Valentine’s Day. The balance of the \$ 7,000 was made up with money budgeted by the Board.

Fish Quality

Fishermen have reported through the winter, that our Bluegill and Crappie populations are strong, with good sized healthy fish caught in good numbers. Bluegill average 7-8” and Crappie average 9-10” with many 11-13” Crappie being taken. According to the fish study, our fish are at normal or slightly better growth rates for Michigan fish. No toxicity issues have been detected from our Weed Control efforts.

Tournaments

We will be having our Memorial Day Tournament this year on Sunday May 24. 6:30 am to 11:30 am, Registration is 6:15 to 6:30 at Bedford Park.

Labor Day will be Sunday September 6. The Ice Fishing Tournament will be scheduled with the advent of consistent safe ice, hopefully in January.

Submitted by,
Todd Wanty

Key Dates to Remember

June 6th – Annual Lake Wide Garage Sale

June 20th – Annual ‘Throw out anything you like’ Day

*Check your Association calendar for restrictions

July 3rd – Picnic in the Park @ Hawthorne / Waverly Park (3-6pm)

July 3rd – Boat Parade (6pm)

July 3rd – Fireworks at Dusk

July 11/12th – Chamber of Commerce Lake and Home Tour at the Big Bedford Park

Aug 31st thru Oct 5th – 4th Annual Food Drive

LAKE COLUMBIA RECORDED RESTRICTIONS

(Summary of restrictions, each individual shore is recorded in more detail)

1. All lots in this subdivision shall be used exclusively for residential purposes. No structure or building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling and private garage. No trailer or temporary structure shall be occupied or stored within the subdivision at any time.

2. Garages or car shelters on all lake front lots in this subdivision shall be attached to and connecting with or built as a part of the one family dwelling. Any garages or boathouse must conform in appearance to the residence structure on said lot.

3. TYPE, SIZE & CONSTRUCTION:

Any dwelling erected, placed or altered on any lot in the subdivision must be approved in writing by the Building Control Committee* prior to start of construction. Such approval will be made upon submission of satisfactory plans, specifications and a grid map showing location of structure on any lot. Any structure must conform to the following minimum standards:

(a) (See square footage table on Page 29 entitled, "Condensed Square Footage Required in Each Subdivision.) The side that faces the street shall be considered to be the front of any dwelling erected in this subdivision.

(b) All construction materials must be new.

(c) All residences must have private inside bathroom facilities.

(d) Fences, walls and hedges, if any, shall be of open, construction not more than five feet in height and shall not extend in front of the front dwelling line. Any fences to extend to front of the front dwelling line must be approved by the Building Control Committee.

(e) All sanitary plumbing shall conform with the minimum requirements of the Health Department of Jackson County and the State of Michigan.

(f) All structures shall be completed on the exterior within six (6) months from start of construction including two (2) coats of paint or varnish on any exterior wood surfaces, and exterior walls must be finished with approved siding materials or if concrete block is to be used as an exterior surface, it must be painted with two (2) coats of masonry paint.

(g) Any reasonable change, modification or addition to the within restrictions shall be considered by the Lake Columbia Development Company, and if so approved, they will then be submitted in writing to the abutting lot owners, and if so consented to in writing, shall be recorded and when recorded shall be binding as the original restrictions.

The Building Control Committee shall consist of three (3) members appointed by the Lake Columbia Development Co. The committee may designate one of its members to act in its behalf. In the event of the resignation or death of any member, the remaining members shall appoint a replacement.

Building Control Committee shall approve plans and specifications for all structures erected in this subdivision. The committee may reject any plan because of too great a similarity to nearby existing structures, or because, in the opinion of the committee the building is improperly placed on the lot.

4. Any structure erected must set back not less than 25' from front lot line and not less than 25' from any side street lot line. Side line set back shall not be less than 10'.

- 5.** No for sale sign or advertising device of any kind shall be erected on any lot except on a new house previously unoccupied which is offered by the developer or builder.
- 6.** No dock may be erected without approval of the Building Control Committee.
- 7.** Lake Columbia is designated as a private lake and as such, the right to usage and control remain with the developer or its authorized agent.
- 8.** In order to control the use of Lake Columbia, and thereby benefit all residents of the lands around the lake, the waters of Lake Columbia and the lands normally flowed and covered by the lake at its highest level, shall be owned by Lake Columbia Development Co., its successors and assigns. Lots which abut or border on the waters of the lake shall not include any riparian rights in and to said waters, or to the lands below said waters.
- 9.** EASEMENTS for the installation and maintenance of public utilities or drainage facilities are reserved along and within 6 feet of all side lot lines and 10 feet on all rear lines in this subdivision. Such other easements are hereby reserved to enter upon the premises if necessary to construct, operate and maintain any other public improvements, pipes, poles, wires, etc., whether under or above ground.

It is understood and agreed that it shall not be considered a violation of the provisions of the Easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 6 foot strip, as long as such lines do not hinder the construction buildings or any lots in the subdivision. In the event a dwelling is erected across a lot line so as to occupy two lots, the side lot easement is released on the side of the two lots which abut.

- 10.** Any tank for the storage of fuel placed or maintained on any lot outside of any building in this subdivision shall be located below the surface of the ground; or if placed above ground, such tank must be screened by shrubbery or fencing, such screening to be subject to the approval of the Building Control Committee. Outdoor receptacles for ashes and garbage shall be underground or shall be located at least 50 feet to the rear of the front lot line. No refuse pile or other unsightly or objectionable material or thing shall be allowed or maintained on any lot in this plat.
- 11.** Owners of unoccupied lots shall at all times keep and maintain their property in this subdivision in an orderly manner causing weeds and other growth to be seasonably cut and prevent accumulation of rubbish and debris on the premises.
- 12.** No business, trade or enterprise of any kind or nature whatsoever shall be conducted or carried on upon any lot or lots in said subdivision, nor shall any animals, birds, fowl or poultry, except common household pets, be kept at any time thereon.
- 13.** Any dwelling and garage on any lot in this subdivision which may in whole or in part be destroyed by fire, windstorm or for any other reason, must be rebuilt or all debris removed and the lot restored to a slightly condition with reasonable promptness.
- 14.** The Lake Columbia Development Co., shall have the option to repurchase any property offered for sale in the subdivision. Any owner contemplating a sale of property in this subdivision shall present to the Lake Columbia Development Co., a bona fide purchase agreement executed by his prospective purchaser. The Lake Columbia Development Co. shall have the option for 30 days to purchase subject property for an equivalent price.
- 15.** In order to maintain and improve the Lake Columbia area, commencing April 1,1964, and on April 1st of each year thereafter, the purchaser of each lot (or titleholder, if title has been conveyed) shall pay \$40.00 to Lake Columbia Maintenance Company, its designated successors or at least half of such funds to be used in the year of collection for dam and park maintenance, lake level regulation and such other purposes that will maintain or improve the Lake Columbia area. Annual payments shall be a lien on each lot and, if not paid by June 15th of each year, may be denoted by an affidavit recorded with the Register of Deeds, and this lien may be enforced as are real estate mortgages by foreclosure by advertisement or in Circuit Court.
- 16.** These covenants shall run with the land and shall be binding on all parties claiming under them for a period of 20 years and shall be extended for successive periods of ten years unless and prior to the expiration of any such 10 year period, an instrument

signed by the owners of record of a majority of lots in the subdivision has been recorded changing or modifying said covenants in whole or in part. Invalidation of any one of these covenants by judgment or decree shall in no way effect any of the other provisions hereof which shall remain in full force and effect.

A copy of applicable subdivision recorded restrictions are available at the Association Office upon request.

**CONDENSED SQUARE FOOTAGE REQUIRED
IN EACH SUBDIVISION**

	1½ Story or One Story Building	Bi-Level	Tri-Level
	<u>Ground Floor Area</u>	Ground Floor Area	<u>Living Area</u>
Holiday Shores No. 1			
Lots 1-31	1000	1000	1000
Others	850	720	850
Holiday Shores No. 2			
Lots 160-213 and			
Lots 347-365	1200	1200	1200
Others	1000	1000	1000
Sherwood Shores	850	720	850
Riviera Shores	850	720	850
Southern Shores	720	624	720
Royal Shores	720	624	720
Grand Pointe Shores	720	624	720
Imperial Shores			
Lots 1-14	1500	1500	1500
Lots 15-21	1200	1200	1200
Bay View Shores			
Lots 21-36, 118-121			
and Lots 132-136	1000	1000	1000
Others	850	850	850
Cambridge Shores	850	720	850
Fletcher Shores	850	720	850