



Lake Columbia

Property Owners Association

11281 Hewitt Road, Brooklyn, Mi 49230

Phone:(517) 592-2361 Fax:(517) 592-3710

Email: lcpoa@comcast.net * www.lakecolumbia.net



Office Hours:
Monday—Friday
9am—5pm

August 2017

The Columbian

Light up the Night August 11&12th

The weekend kicks off with the outdoor movie “The Goonies” Friday night at dusk at Castlewood Park. There will also be a food truck available Friday. Light up your lakefront home or boat for some really cool night time boat rides. This was a lot of fun last year.

The Picnic is Sat August 12th. Clark Lake Golf Course will serve cheeseburgers and hotdogs from 3-6pm, chips, drinks and cookies will also be available. Come out and have fun with your neighbors, let the kids have a blast before school starts!



Remaining events include:

- 1 more Stand Up Paddleboard Yoga class August 19th at Castlewood Park from 10am-11am.
- Kids Craft in the Park at Hawthorne Park at 6pm August 25th, must register in advance.
- Wreath Making in the Park September 17th @ Southern Shores Park details to be announced.
- November 4th a Casino Bus Trip from 4-11pm

**Please watch Nextdoor or check Facebook page:
Lake Columbia Activities for details.**

The Board of Directors would like to welcome all the new members to the lake! The Association has had over **50** changes of ownership so far this year. If you have any questions about anything please don't hesitate to call the office or check out our website at: <http://www.lakecolumbia.net>

The Board would also like to thank Dan Miller, Harry Breniser and Bob Callison for helping out with the Goose Roundup this year. 109 birds were relocated with the help of Goose Busters.

A Huge thank you to Greg Luppo for maintaining the big Island for over 20 years!

Fish Stocking Donations can be made anytime of the year. Just use the form below and mail a check; stop in the office; call, fax or e-mail the office to use your credit card.

Name: _____ Phone: _____

MAKE CHECK PAYABLE TO: LCPOA
or
Pay by CREDIT CARD (between March 1 & June 30)
CC# _____ - _____ - _____ - _____ Exp. Date _____ - _____
Address: _____
street number zip

(Drop off at Office, Fax, Mail or Email your donation)

Fax: 517-592-3710 Address: 11281 Hewitt Rd., Brooklyn, MI 49230

Please an amount: ___ \$10 ___ \$25 ___ \$50 ___ \$Other write in amount

Fish Stocking Donation form

Cut out and return with donation

2017 12th Annual LCPOA Labor Day Fishing Tournament

Date: Sunday, September 3rd, 7:30-11:30 am
Weigh In at 11:45 am, Big Bedford Park
Registration: Big Bedford Park at 7:15 am
Cost: \$40 per Boat/children under 18 are Free!

- First Prize: Most Weight (3) Fish-Largemouth
- Second Prize: Most Weight (3) Fish-Smallmouth
- Third Prize: Most Weight (3) Fish-Walleye
- Kids Prize: Largest Single Fish
- 20% of the money goes to fish stocking.
- In case of Rain, we will have Monday as our Rain Make-Up

Contacts: Todd Wanty 517-204-8330 or
Steve Hunter 517-745-1664

The association matches up to \$5000 to our Fish Stocking Fund.

Mail your check to LCPOA or drop off cash to the office. Fill out the above form & return to the office at:
11281 Hewitt Road
Brooklyn, MI 49230



Memorial Day Fishing Tournament Results

- Largest Walleye: Ralph Smith 3.85 pounds - \$210
- Largest Largemouth Bass: David 3.53 lbs. - \$210
- Largest Smallmouth Bass: Mike 2.8 lbs. - \$210
- Largest Other Fish: Joe Kennedy 5.9 lbs. - Carp \$50
- Largest Kids Fish: Johnny 2.6 lbs. Bass - \$50

Weekly/Vacation/Short-term rentals are not allowed per our Recorded Restrictions. #1 reads “All lots in this subdivision shall be used for residential purposes”. #12 reads “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”.

Sheds are also a problem for the Board of Directors, they are not allowed because they are considered a temporary structure which is also included in restriction #1

Moving forward these restrictions will be strictly enforced to the best of the Boards ability.

REMINDERS

*The Recorded Restrictions are included in this mailing as a reminder of what we all should be following.

*Please observe the No Wake areas. The Marine Patrol has an open invitation to use the lake!

*Please be aware how sound carries over water & watch your language young ears are everywhere.

*Thank you for cleaning up after yourselves and your pets! Dogs should always be on a leash.

*Holiday Trash Pickups will be moved to Tuesday, September 5th and Saturday, September 9th.

*Recycling Tuesdays for August are the 1st, 15th, & the 29th. September dates are the 12th, and the 26th.

LAKE COLUMBIA RECORDED RESTRICTIONS

- 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 sub-division 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 sub-division.
 - (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 sub-division. 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 un-occupied 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, wind-storm 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. Invalidity 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.



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New Office Hours: M—F 9 to 5

PRESORTED
STANDARD
US POSTAGE PAID
BROOKLYN, MI 49230
PERMIT NO. 14

Fencing was added and the wall was repaired and painted on the lakeside to finish off the improvements at
Southern Shores Park!



Check out the new paint job over at the Southern Shores wall!

