

2025 Edition



Lake Columbia **Property Owners Association**

11281 Hewitt Rd., Brooklyn, MI 49230
517-592-2361 Email: LCPOA@comcast.net

Welcome Packet



Website: LakeColumbia.net

PARKS

Key Codes

- = Boat Ramp
- # Bathhouse
- ^ Playground Equip.
- + Pavilion

@ pixors

-
- A detailed map of Lake Columbia, showing 17 numbered points of interest (1-17) and various surrounding streets. The lake is labeled "Lake Columbia" in the center. The map includes the following streets and locations:
- Streets:** Jefferson Rd., Wesch Rd., Imperial Ct., Fletcher Dr., Cambridge Shores, Bayview Shores, Golfview Dr., Beal Dr., Holiday Dr., Abbott Ln., Brookside Dr., Bedford Dr., Morningside Ct., Castlewood Dr., Waverly Ct., Marlboro Ct., Donald St., Hawthorne Dr., Bingham Dr., Haworth Dr., Andover Ln., Sussex Pl., Carlyle Rd., Turk Rd., Hill and Shore Dr., Beechmont Dr., Ambler Dr., Kirkley Dr., Barbara Dr., Nottingham Dr., Wilshire Dr., Hewitt Rd., Boyce Dr., Paula Dr., Hewitt Cr., Imperial Shores, Wesch Ct., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796



Welcome to our lake! Lake Columbia is a private, member-owned, man-made lake that began in 1961. We are funded by membership dues and governed by By-laws and Deeded Restrictions. In your New Owner Welcome Packet you will find all the information you need as a property owner. If there is an area that you have questions about or you did not find an answer within this packet, call or email the office as the staff is always happy to assist in every way possible. **Below is a checklist of items to provide the LCPOA office either in person or email.**

New Owner Checklist:

- Fill out Change of Ownership form. Request form from the office or available on our website.
- Copy of Deed
- Copy of current Vehicle registration(s) &/or Watercraft registration(s) to receive decals for use of parks and water
- Ramp key access form to fill out and sign, \$25 fee. Contact office to complete this task.
- Sign up for the **Columbian Splash notifications**. Please provide the office with your email &/or phone number (owner information kept confidential).
- Request to join our Facebook group:
Lake Columbia Property Owners Association (official)

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Under Cover: Map of lake with parks

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Beautiful Lake Columbia . . .

. . . was born in 1961. After an intensive study of the area, the farmland that is now known as Lake Columbia was purchased.

Construction on the 950' long and 35' high dam began in July. Followed in the fall by large clearing crews who worked to clear the wooded portions of land in the lake basin.

On November 10, 1961, flooding of the old farmland began and formed our wonderful lake. The overall development is 1600 acres with a water area of 840 acres. The shoreline is 12 miles and the average depth is 18 feet. The length of the lake is 2 ½ miles with the width at the widest point being 1 ¾ miles. The water source is Goose Creek, which originates in the Bundy Hill area. The funds required to maintain our lake, parks, ramps, facilities and more are collected yearly from all Lake Columbia property owners.

Our lake has 17 maintained parks. Most of them have swimming areas and 8 of the parks have bathhouses. There are 9 locked boat ramps that are accessible with a key.

There are over 2200 platted lots in 14 shores and over 1300 homes with new ones being built often. Individual platted maps of each shore are available on our website or a paper copy is available in the office for \$3.

The Lake Columbia Property Owners Association was developed and then incorporated on September 3, 1965. Nine elected volunteers make up the Board of Directors who oversee the daily operations of the Association. The Directors are assisted by a General Manager, office staff, and volunteers. To this day, the ever-present essence of our lake draws people from all around to come reside, own a vacation home, or own vacant property on beautiful Lake Columbia.



Clearing the Land



Flooding the Land

About Our Lake

DAM

The dam on Lake Columbia was constructed in July of 1961 in order to stop the flow of Goose Creek. The earthen portion of the dam is L-shaped with the size being 950 feet long and 35 feet high. The head of water is 28 feet. The lake has a primary inflow from Goose Creek and a primary outflow from Goose Creek that flows over the dam. Goose Creek mainly flows from northeast and flows into the Raisin River. The Raisin River connects Lake Columbia, Clark Lake, Vineyard Lake and Norvell Lake together by way of Goose Creek. The drainage area of Lake Columbia is 25,000 sq. acres which drains from Jackson County and Hillsdale County, Michigan. Each month the earthen dam and spillway is inspected for water levels, vegetation and varmints. Every 5 years a state required professional inspection is done along with recommendation maintenance.

ISLANDS

Our lake has 2 islands. The top picture is the main island that was much larger, so a seawall was built to stop the erosion. The island is not owned by the Association but we have a lease that allows us to use it. During the summer many owners flock to the island to socialize, swim and use the sandbar, and bands play at the island a few times a year. The island is also used to launch the fireworks display. For the enjoyment of all members please help keep the island clean and take your trash home. The bottom island picture is more for the use of wildlife and is located in Stump Bay.

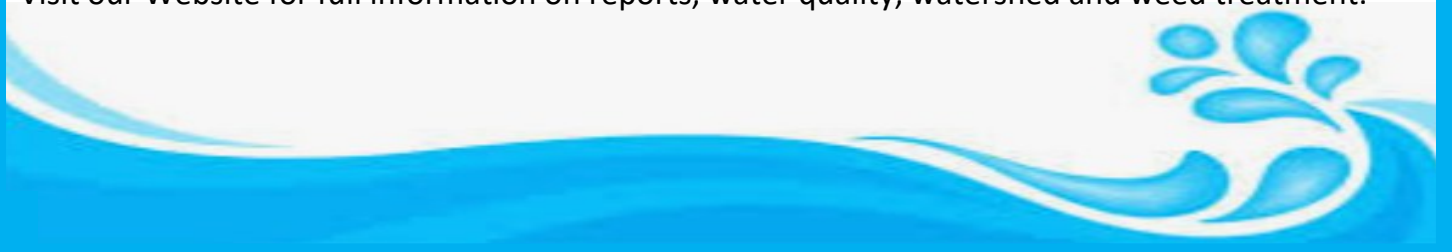


STUMP BAY

Stump Bay is located back in the bay of Camelot Ct. and Nottingham Dr. When the land was cleared and filling in with water the trees were cut but the stumps remained. This is a very beautiful and serene bay and owners learn to navigate their way around the stumps.

WATER QUALITY AND TREATMENT

Water quality is the highest importance of our lake, community, and Association. The Board hired Restorative Lake Sciences who completed a 92 page report about our lake and made recommendations for a healthy lake. Also, our lake is treated for exotic invasive weeds each year. We do not treat native weeds due to several advantages they bring our lake and wildlife habitats. Visit our Website for full information on reports, water quality, watershed and weed treatment.



Ways to be Connected and Informed



Visit us on Facebook and request to join! Open to LCPOA members only. Our group name is "Lake Columbia Property Owners Association (official)". You can

watch the monthly meetings live or watch the recorded video at your convenience.

Sign up for the Lake's Email notifications "Columbian Splash". Receive important up-to-date lake, office, park, activities, etc. information. Email LCPOA@comcast.net or call 517-592-2361 with your email address and name. In the future, text notifications may be an option. Please also provide your phone number if you would like to join for this option.

Personal information is confidential, never shared without permission.

Visit our Website!



Lake Columbia
Property Owners Association

Everything about Lake Columbia is on our Website: Water quality information and reports, Parks, Maps, Membership Info, Trash, By-laws, Deeded Restrictions, Calendar of Events, Minutes and more! **LakeColumbia.net**

The Columbian

The Columbian is the Lake's newsletter that is published 4 times a year. In the spring and winter it is mailed. In the summer and fall it is an electronic newsletter that is published to our website only. Current year newsletters are available on our Website. Our newsletters are fun and informative!

MEETINGS

Meetings are open to members only and who are in good standing to attend and vote at any meeting.

MONTHLY MEETING



Be Connected * Be Heard * Be Informed

Monthly Board meetings are the 4th Monday of each month, 7:00pm at the Clark Lake Golf Course, 5535 Wesch Rd., Brooklyn. Agenda is available on our website and Facebook prior to the meeting. There is a 15 minute Hearing of the Members in the beginning and end of the meetings.

No monthly meeting in May or December.

Annual Meeting

Our Annual Meeting is held the 3rd Sunday in May each year, 1:00pm at the Columbia Central High School, 11775 Hewitt Rd., Brooklyn. Important information and issues are brought before the membership. Each year 3 shore director positions are up for election and voted on by the members of each respective shore.

Special Member Meetings

Special Member Meetings may be held from time to time that may have time sensitive information or membership votes. Members will be notified via mail 30 days prior to any such meeting.

Membership Dues, Benefits and Services

DUES

2025 Membership Dues are \$448 and \$40 for each secondary lot owned, payable by April 1. If more than one home is owned, then all lots with homes are charged full dues. The dues may increase each year according to the Midwest CPI in which the Board determines the increase on a yearly basis.

If member dues are not paid by May 1, 7% interest and a \$25 late fee per month is charged until dues are paid in full. If not paid by August 1, all past due accounts are turned over to our attorney for collections in which more fees are incurred.

Please note: Beginning 2024, a \$225 per year 5-Year Special Assessment (2024-2028) was voted upon and passed by the membership at the 2024 Annual meeting.

BENEFITS

- Private use of Lake
- 17 Parks: 13 with play equipment, 9 Boat Ramps (key access), 8 Bathhouse buildings, 2 pavilions (Southern Shores Park and Castlewood Park). Bathhouses and Parks are maintained by LCPOA.
- Fireworks at the Main Island.
- Community Activities: Summer Kick-off party, Annual Picnic and Movie Night in the Park, Annual Garage Sale, Craft Shows, Fishing Tournaments, Food Trucks at various parks and more!

SERVICES

- Trash Collection includes household trash, recycling, yard waste, Christmas tree pick-up, and Spring clean-up. LRS (refuse company) handles complaints and special bulk item pick-ups. Cost is \$25 per item, paid to and directly handled by LRS.
- Weed Control and Water Quality Improvement
- Fish Stocking
- Goose Control
- Boaters Safety Class
- Office – White Glove Member Service, pay dues, receive decals, lost and found, apparel, swag, bulletin boards for business cards and lots for sale, plus more!

COMMUNITY and OTHER INFORMATION

VOLUNTEER OPPORTUNITIES

Board of Directors

Our Association is guided by 9 elected Board of Directors. Occasionally to fill a vacancy temporarily, the Board will appoint a Board Member. The Board has 4 officers (President, Vice President, Treasurer, Secretary) who are elected each year by the Board at the Annual Meeting. Each Board Member is an owner in good standing and each represent all the shores of our Association. Directors have other duties assisting on one or more committees or other areas as needed. Directors are elected for a 3 year term. Each year at the Annual Meeting, 3 Board Members are up for election for their represented shores.

Committees

There are several committees in which you may serve. Any volunteer time is appreciated and welcomed. Some important committees are Watershed & Water Quality, Finance, Security, Activities, and Fish. For a full list of committees and more information on ways to help please contact the Lake office.

DONATIONS

Donations are accepted to enhance our Fireworks Show, Lake Activities and Fish Stocking and are greatly appreciated. Our annual budget allows for all these wonderful programs but, donations are welcomed to provide even more fun! Go to our Website to find out more, or call the Lake Office for more information or to give.



Activities



LAKE OFFICE INFORMATION

The office staff consists of a General Manager and 2 office assistants. The office is the hub, your main source to obtain current and accurate information. The office believes in white glove service from obtaining decals and ramp keys to paying your dues and everything else in between. Please always feel free to stop in to introduce yourself, visit, ask questions or share information. We are open year-round and at your service. Please check our Website for special or holiday hours.



Park and Water Use

Use of parks, ramps and water is for LPOCA members only who are in good standing. A vehicle decal is required for parking at all parks. A watercraft decal is required to use the ramps and lake. The following are required to obtain decals:

Vehicle — Copy of current registration. Must be in member's name.

Watercraft — Copy of current registration. Must be in member's name.

Guest parking in parks — Temporary pass available, member must obtain.

Ramp Key — Must have watercraft decal and fill out form, \$25 deposit.

**Full Vehicle, Watercraft, Ramp Key, and Guest Parking Policies
are available on the LCPOA Website.**

Building Control — BCC

The Building Control Committee (BCC) has authority with the oversight of the LCPOA Board over construction of houses, additions, foundations, garages, decks, fences, docks, and seawalls. Plans must be submitted to the Lake office prior to submittal to Columbia Township. Fees vary depending on the type of construction. Full information available on our website or by contacting the Lake Office.



Rentals

Home rentals are allowed for periods of 6 months or longer (pending updated policy). No short term rentals are allowed. Owners must provide rental agreement and fill out form (contact Lake Office). Renters may receive lake rights in lieu of owner. Renter's vehicle / watercraft registration(s) and drivers license must match lake home address. For further information contact the Lake Office. Rental of docks is not allowed.

Complaints (violations of restrictions) or Comments

To receive a complaint form, visit our Website or contact the Lake Office. The office only handles complaints regarding our Associations rules, regulations and deeded restrictions.

By-Laws and Recorded Deeded Restrictions.

Our Association is governed by By-Laws and Deeded Restrictions. Please familiarize yourself with both. The restrictions are provided in this packet. For full Deeded Restrictions for each individual shore, please contact the Lake Office. The full By-Laws are provided on our website.

IMPORTANT PHONE NUMBERS & misc.

Columbia Police

517-592-3122

8500 Jefferson Rd., Brooklyn

Columbia Fire Dept.

517-592-8654

8500 Jefferson Rd., Brooklyn

Columbia Township

517-592-2000

8500 Jefferson Rd., Brooklyn

Taxes, permits, sewer & grinder, ordinances, special tax assessments, etc.

Sewer Emergency

517-592-2727

Jackson County Road Commission

517-788-4230

The roads around the lake are not private, they are county owned and maintained (potholes, snowplowing, etc.).

Sheriff, Jackson County

517-768-7900

DNR

517-284-6000

EGLE Environment Great Lake & Energy

517-780-7690

Jackson Office

Wildlife Disease Laboratory

517-336-5030

Report sick, dead, or dying wildlife

Jackson County Animal Control

517-788-4464

Consumers Energy

800-477-5050

Electric & Gas

Hydrant Locations on Lake Columbia

There are 8 Dry Hydrant locations around the lake:

Wesch Court, Castlewood Park, Big Bedford (East) Park, Little Bedford (West) Park, Archwood Lane, Karen Court Park, Hilltop Court Park and Hawthorne (Waverly) Park.

The new ISO rating for the township is a 5/5Y.

This is the new classification from the old 5/8B.

These numbers are what insurance companies use to apply and figure in the cost of insuring in a geographic location. It is a lengthy process.

You should contact your insurance company with this new rating so they can determine if you are eligible for a rate reduction. Call Columbia Township Fire Department regarding the parking distance from a fire hydrant.

Fun Area Facts

- We're located in the Irish Hills
- There are 52 lakes within the Irish Hills
- Home of Michigan International Speedway and Faster Horses.
- Village of Brooklyn is fun for shopping, dining and playing at the park.
- Plenty of Golf Courses close by for the lovers of golf!
- Home of the Walter J. Hayes State Park and Campground.



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. 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.

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>	<u>Ground Floor Area</u>	<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

2025 TRASH and EVENTS CALENDAR

January						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
February						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	
March						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					
April						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
May						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
June						
Su	Mo	Tu	We	Th	Fr	Sa
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		
August						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
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31						
September						
Su	Mo	Tu	We	Th	Fr	Sa
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				
October						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
November						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						
December						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



Lake Columbia Property Owners Association

Trash Schedule

Trash, Recycling, Yard Waste is on Mondays.

Twice a week Trash is Mon. and Fri. May 2 - September 26.

Recycling pick-up is every other Monday.

Place cart(s) & yard waste **out by 6:00 AM** on collection day.

LRS provides a 96-gallon cart for regular household trash.

For large item disposal and **ALL service needs, questions, missed pick-ups contact LRS. 517-536-4900 ext 13159**

(see reverse side for more information on trash service)



HOLIDAY TRASH SCHEDULE CHANGE

New Year's Day	No Change
Memorial Day	Monday Trash, Recycling, Yard Waste moved to Tues, 5/27. Fri Trash moved to Sat 5/31
July 4th	Friday Trash moved to Sat, 7/5
Labor Day	Monday Trash, Recycling, Yard Waste moved to Tues, 9/2. Fri Trash moved to Sat 9/6
Thanksgiving	No Change
Christmas	No Change

LCPOA SPECIAL TRASH DATES

	Recycling Every Other Monday	Mon. Jan 6
	Christmas Tree Pick-up	Mon. Jan 6
	Yard Waste Service Begins	Mon. April 7
	2nd Trash Day Begins Every Friday	Fri. May 2
	Spring Clean-Up	Sat. June 14
	2nd Trash Day Stops On Friday	Fri. Sept. 26
	Yard Waste Service Last Pick-up	Mon. Nov 24

LCPOA SPECIAL DATES

	Monthly LCPOA Board Meetings 4th Mon except May & Dec	
	Annual Membership & 5yr Special Assess. due	Tue. April 1
	Annual LCPOA Member Meeting 1 PM @ CCHS	Sun. May 18

LCPOA ACTIVITIES

	Fishing Tournaments	Sun. May 25/Aug 31
	Annual Garage Sale	Sat. June 7
	Fireworks Display (Sun. July 6 raindate)	Sat. July 5
	Annual Picnic	Sat. Aug 9

PLEASE CONTACT LRS FOR QUESTIONS OR CONCERNS ON TRASH SERVICE, CARTS, MISSED PICK-UPS, AND BULK ITEM PICK-UPS (\$25 FEE) contact LRS 517-536-4900 ext 13159
LRSRECYCLES.COM/LAKE COLUMBIA

LAKE COLUMBIA TRASH SERVICE

- **Once a week normal household trash pick-up, Jan 1 - April 30**
Monday - put out by 6:00 AM day of pick-up
- **Twice a week normal household trash pick-up, May 1 - Sept 30**
Monday & Friday - put out by 6:00 AM day of pick-up
- **Once a week normal household trash pick-up, Oct 1 - Dec 31**
Monday - put out by 6:00 AM day of pick-up
- **Christmas Tree pick-up Jan 6**
Monday - put out by 6:00 AM day of pick-up
- **Voluntary Recycling pick-up Jan 6 - Dec 22**
Every other Monday - put out by 6:00 AM day of pick-up
- **Yard waste pick-up April 7 - Nov 24**
Monday - put out by 6:00 AM day of pick-up
- **Spring Clean-up June 14**
Saturday - put items out by 6:00 AM day of pick-up
- Cart(s) and Yard Waste must be put out the night before and removed off roadside the same day as pick-up per By-laws.
- LRS uses an automatic loading arm that loads your trash and recycling items into their trucks. Only the cart provided will be serviced. Place cart 3 ft. from mailbox (if applicable) with handles facing house.
- Bag all loose trash and contain loose recycling to prevent a mess when the arm lifts above the truck to dump.
- In the case where a holiday occurs, the service days will be shifted one day forward the entire week.
- The supplied 96-gallon trash and recycling carts are owned by LRS and should be left at the home when moving. Please contact the LCPOA office if you are moving in or out.
- The carts will be repaired or replaced by LRS for normal wear and tear at no cost. Cart cleaning is the responsibility of the property owner.

SPECIAL PICK-UP SERVICES

CHRISTMAS TREE PICK-UP: Put trees to the curb by 6:00 AM day of pick-up. Do not place trees in trash carts.

YARD WASTE: Must be in yard waste bags or loose in containers clearly labeled, "Yard Waste". Yard waste will consist of grass, leaves, lake weeds, and brush. Brush is accepted and must not be larger than 2" in diameter. Brush must be bagged or bundled in lengths less than 3 ft. All items must be placed by 6:00 AM day of pick-up. All bags and cans set out must be able to be safely lifted by one individual. Please note that when the weather drops below freezing, if using a can for compost, the materials will freeze to the bottom of the can. LRS will not warranty or replace customer owned cans placed out for compost services.

SPRING CLEAN-UP: A curbside clean-up will be one time per year. All items to be placed curbside by 6:00 AM on the scheduled collection Saturday. Loose items must be bagged or placed into a cart or can. Larger items may be set out for collection if the items do not weigh more than two people can safely lift. Hazardous wastes, construction materials, tires, compressed gas cylinders, and items containing Freon will not be accepted.

BULK ITEM PICK-UP: Bulk item is an item that is too large to fit into the cart during a normal scheduled service day. Contact LRS to make arrangements for Bulk pick up, \$25 per item. Carpet must be tied in 4 ft. rolled sections not to exceed 50 lbs. per roll. Bulk items should not be heavier than what two people can safely lift. Mattress and box springs to be wrapped in plastic.

**ALL TRASH ISSUES INCLUDING:
MISSED PICK-UPS, CART REQUESTS,
and BULK ITEM(s)
MUST BE DIRECTED TO LRS AT:
517-536-4900 ext 13159
LRSRECYCLES.COM/LAKECOLUMBIA**



RECYCLING

LCPOA RECYCLING COLLECTION:

LRS uses "single-stream" or "comingled" recycling. This means that all recyclables do not need to be sorted by you. Materials are sorted at a single-stream sorting facility after collection. Visit LRSrecycles.com for full details.

ACCEPTABLE RECYCLING MATERIALS:

- Newsprint including glossy magazines, phone books, junk mail
- Tin, aluminum, scrap iron
- Plastics – HDE #1 and #2 ONLY
- Cardboard, paper bags, newspaper, office paper, paperboard (no wax-coated paperboard)
- Clean Glass bottles and jars. All colors accepted

LRS DOES NOT ACCEPT THE FOLLOWING MATERIALS FOR RECYCLING:

- Vinyl siding, hangers, toys, shrink-wrap, flower trays, plastic fencing, plastic bags, automotive fluid containers
- Window glass, drinking glasses, sliding glass doors, dishes, light bulbs
- Metal-non-food containers, gas cans, air conditioners, burn barrels, chairs, garage door openers
- Wood, styrofoam, garbage

LRS does not accept construction material

**If you miss the every other Monday recycling, you can drop off at LRS:
7245 Brooklyn Rd. (in Napoleon)**