



Property Owners Association

11281 Hewitt Rd., Brooklyn, MI 49230

Hours: Mon. Wed. Fri. 9-5, Tue. Thu. 9-Noon

517-592-2361 - LCPOA@comcast.net - LakeColumbia.net

LAND & DOCK CONSTRUCTION PLANS AND REQUIREMENTS

Approximately 7 to 10 DAYS are required to completely check, process and approve plans.

FEES: \$100.00 fee for New Home Review Plans

\$50.00 fee for Addition, Garage Review Plans

\$10.00 fee for Deck, Fence, Dock, and Other Review Plans

Cash or Check Payable to: LCPOA

The following are requirements of the LCPOA Building Control Committee (BCC) for consideration or approval of plans on proposed Homes, Home Additions, Garages, Decks, Fences, Docks, and Other (ex. Carports). 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, 2nd set of plans picked up by owner upon approval or denial
2. Two drawings of plot plan listing:
 - (a) Property Owner's Name
 - (b) Subdivision/Shore
 - (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. (Property Survey or proof that stakes conform with property survey must be included with plans).
5. Plans must be submitted to BCC 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.

Note Fence requirements: Per Deeded Restrictions 3.(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 BCC. Open construction is defined by BCC as 50%.

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

LCPOA and Columbia Township; Front, Back, and Side Set-Back Requirements:

25' From Front Survey Stake

25' From Back Survey Stake

10' From Both Side Survey Stakes

50' Set Back from ALL Lake Front Survey Stakes, if lot is Lake Front Property

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 LCPOA.