

The Pavilion is a large outdoor gathering place that has restrooms, barbeque grill, picnic tables, space to play ball games, shuffleboard, basketball, horseshoes, and playground equipment. The facility is available seasonally, during warmer weather for a nominal rental fee. A parent or adult guardian (21 or older) is required to be present at all times with children using the facility.

The LSPOA also maintains three private beaches, one on Lake Huron and two on Cedar Lake. The beaches are popular sites for swimming, picnics, and parties and there is no cost to members to use these amenities. Membership cards or guest passes must be carried when using these amenities.

Members may also take advantage of the Lakewood Shores Golf Resort Courses, the Serradella, Blackshire and The Gables. These courses are among the finest in Northeast Michigan and are known for its manicured greens, fairways, and decorative flowers.

Hunting opportunities abound in Northeast Michigan but there is no public hunting allowed within the boundaries of the LSPOA. Violators will be reported to local law enforcement or the Michigan Department of Natural Resources.

Maintenance Fees are assessed on each lot, as shown by the plats, which shall have been filed or recorded in the offices of the Register of Deeds. Each lot or dwelling is assessed an annual fee based on the nature of development of the property. Vacant property is assessed \$230.00 whereas developed property is assessed \$390.00. Fees are due by the end of January of each year to avoid late charges, interest, and penalties. Any member delinquent in the payment of such fees is not entitled to the use of any of the facilities or amenities of the LSPOA and is will not be authorized to construct a home(s). Delinquent accounts are routinely turned over to a collection agency for remediation.

This summary is intended to inform you about the Lakewood Community. Like any service organization, we adapt as times change and suggestions are always welcome.

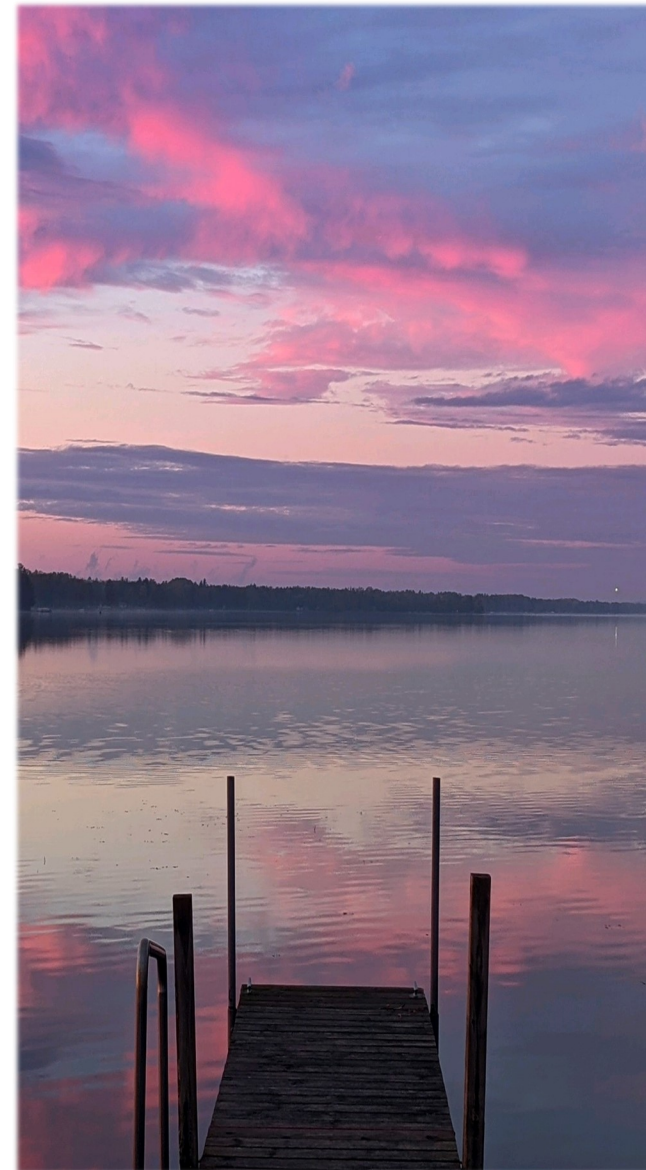
This document is intended to serve as an overview and should not be relied upon to make decisions regarding purchase of property within Lakewood Shores. We would recommend that you consult with an attorney or real estate professional prior to agreeing to purchase any real property.



For lot sales information go to
www.lakewoodshorespoa.com or call the
administration office at 989-739-2607

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Welcome!

This brochure is intended to provide a brief description of the rules, regulations, facilities and services provided for members of the Lakewood Shores Property Owner's Association. If you have any questions that are not answered by information contained within the brochure, please feel free to visit our website at: www.lakewoodshorespoa.com or refer them to our administrative offices at (989) 739-2607.

The Association's Board of Directors meets on a monthly basis to undertake the business of the LSPOA. The nine-member board acts on matters regarding financial management, administration, maintenance of common areas, security and social functions. Directors are volunteer property owners elected for staggered three-year terms of office. Board members are elected at the LSPOA Annual Meeting, held in June of each year and open to all members in good standing. The Board employs an Executive Director to carry out the day-to-day operations of the LSPOA. The administration's primary responsibilities are to discharge duties assigned by the Board, especially in the area of member needs and communications.

Architectural Control of the homes constructed within the LSPOA is also controlled by the Board of Directors via an advisory committee that is charged with reviewing all construction, modifications, and additions to home sites to ensure compliance with the LSPOA's standards. Authority for the Architectural Control Committee and the standards they enforce are derived from our Articles of Organization and By-Laws as well as Deed Covenants and Restrictions. All members in good standing are encouraged to participate in Lakewood's government as a way of serving the Lakewood Community.

The administrative office for the LSPOA is located in the Beach Club. The office is open between Monday and Friday (except holidays) from 9:00am-4:00pm. The office is maintained to field questions and offer

administrative services to the membership. Some services offered include a limited locator service, notary service, map sales, guest passes, and access to facsimile and copy machines.

The LSPOA properties are primarily maintained by in-house staff. The maintenance personnel are responsible for the general repair and upkeep of the equipment, facilities, and grounds owned by the LSPOA. Special projects are typically undertaken by volunteer groups within the membership or completed by professional contractors, depending on the scope of the project. Maintenance staff is responsible for plowing the parking lots of LSPOA facilities.

The causeway marina, adjacent to the Beach Club is also available to members in good standing on a seasonal, weekly or daily basis. Space is available on a first come, first served basis for a nominal fee. Inquire at the administrative office for more details.

Limited space near our maintenance barn is also available for storage of campers, trailers, boats, and other recreational vehicles. Members are charged a minimal fee for this service and copies of registrations and some other paperwork is required and a decal is provided by the office to authorize the storage. This service is on a first come, first served basis, while space is available.

The LSPOA also employs a security staff, which is charged with securing and oversight of LSPOA facilities and properties. Security staff routinely patrol the entire development on a daily basis. Security staff are also available to make private security checks on vacant homes within the development. Inquire at the administrative office for details and current rates. Because our paying members are entitled to exclusive use of our facilities, we strictly enforce identification checks. Membership cards and/or guest passes are a must. Please avoid unnecessary embarrassment by applying for and carrying membership cards and guest passes. Security personnel are charged with checking identification of users.

Trespassers are asked to leave and subject to prosecution.

Social and recreational activities are also abundant for association members and their guests. The Beach Club is a focal point of these activities, serving as a center for social functions on a regular basis as well as for special occasions and private functions. Special Dinners are a tradition for the membership, with social hour, and occasional entertainment. Several card groups meet on a weekly basis and eat luncheon specials while on the premises. Special functions include dinners or breakfasts on Easter Sunday, Mother's Day, Father's Day, Halloween, Thanksgiving, and Christmas. The Beach Club, Racquet Club, and Pavilion are all available for private party bookings catered or otherwise. Recreational equipment, including paddleboats, kayaks, and bicycles built for two are available seasonally, there is no charge for their use. A parent or adult guardian is required to be present with children at all times.

Weather permitting, tennis courts are available at no charge to our members and their guests. Use of the facilities is on a first come, first served basis. Limited supplies of tennis equipment are available at the Beach Club, also at no charge.

The Racquet Club is most often used as a private function rental facility. Commonly used for graduation parties, anniversaries, bridal and baby showers, wakes and other similar occasions. The game room is equipped with a ping-pong table, a pool table, bumper pool, and air hockey. During the summer months, the game room is opened and available for the asking. A parent or adult guardian (21 or older) is required to be present at all times with children using the facility.