

The Pavilion is a large outdoor gathering place that has indoor 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.

The Racquet Club is mainly used as a private function rental facility. Now open year round, it facilitates the members gaming groups (e.g., Bridge, Euchre, Mahjong) on a weekly basis. Most commonly used for birthday & graduation parties, bridal and baby showers, receptions, anniversaries, wakes and other similar occasions.

The Game Room & Conference Room are located in the adjoining corridor of the Racquet Club. The game room is equipped with a variety of gaming tables, and opened upon request. The Conference Room is wifi accessible and primed for a meeting or small gathering, available to rent for a nominal fee.

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 any of 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.

A parent or adult guardian is required to be present at all times with children using any of these amenities or facilities.

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.

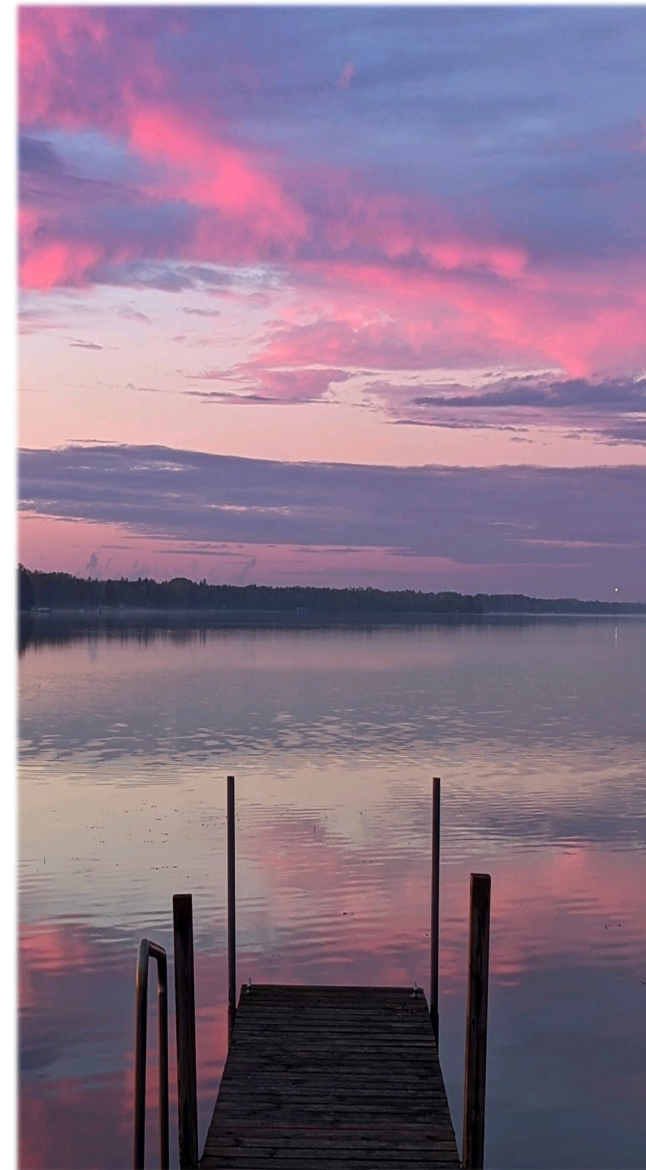
This document is intended to serve as an overview and should not be relied upon to make decisions regarding purchase of property within Lakewood Shores. We would recommend that you consult with an attorney or real estate professional prior to agreeing to purchase any real property.



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 contact our administrative office at 989-739-2607.

The Association's Board of Directors meets on a regular 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 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 and local township'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.

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. Fees are due the first of January of each year and are subject to late charges, and penalties on the first of each month thereafter. 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 will not be authorized to construct a home(s). Delinquent accounts are routinely turned over to an outside collection agency for remediation.

The LSPOA amenities 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 Lakewood Community, or if needed, completed by professional contractors, depending on the scope of the project.

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 carrying membership cards and applying for guest passes. Membership cards and decals are provided contingent to becoming a member in good standing. Security personnel are charged with checking identification. Trespassers will be asked to leave and could be subject to prosecution.

The causeway marina, adjacent to the Beach Club is available to members in good standing on a seasonal, weekly or daily basis. Limited space near our maintenance barn is available for outdoor storage of campers, trailers, boats, and other recreational vehicles. Members are charged a nominal fee if they choose to utilize either of these services, current registrations and additional paperwork is required prior to authorization. These services are on a first come, first served basis, when space is available. Inquire at the administrative office for more details.

Social and recreational activities are 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. Holiday Dinners are a tradition for the membership, with social hour, and occasional entertainment. Other special functions include variably themed or seasonally relevant events.

Recreational equipment, including SUP boards, kayaks, and bicycles built for two are available seasonally, there is no charge for their use.

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.