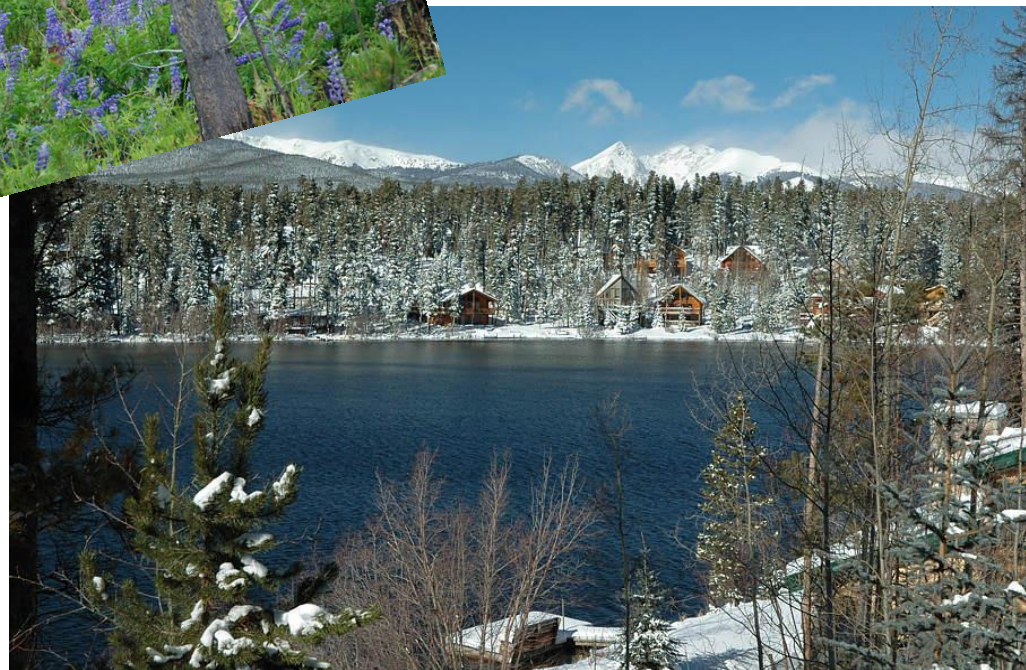
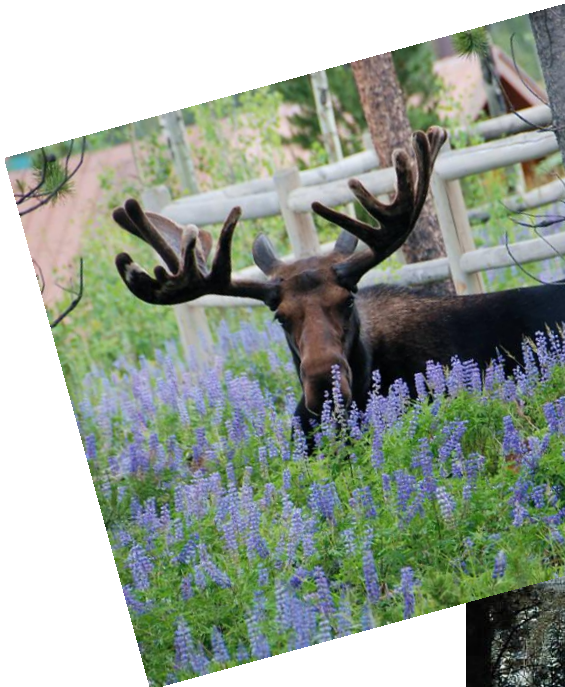


## COLUMBINE LAKE- A Great Community!

Just a mile northwest of Grand Lake!  
Parts of Columbine border the Rocky Mountain National Park.  
Some areas border Recreation District lands  
& Grand Lake's 18 hole Golf Course!  
Website with rules and covenants: [www.ColumbineLake.com](http://www.ColumbineLake.com)  
Office 970-627-8120 & Clubhouse: 970-557-3291  
Full time manager: David Kaeding



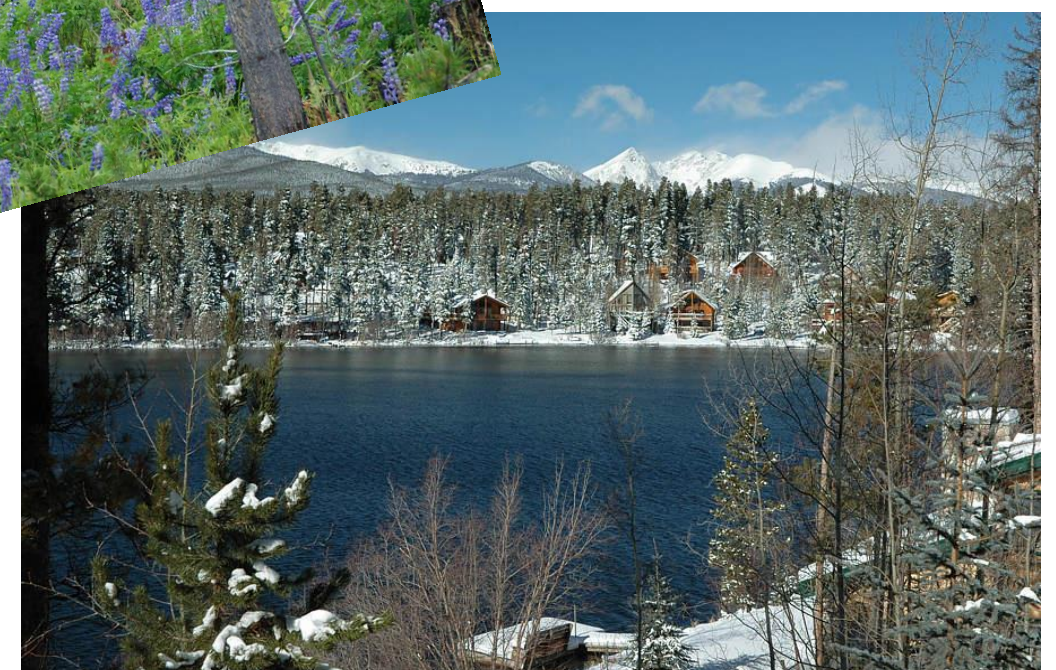
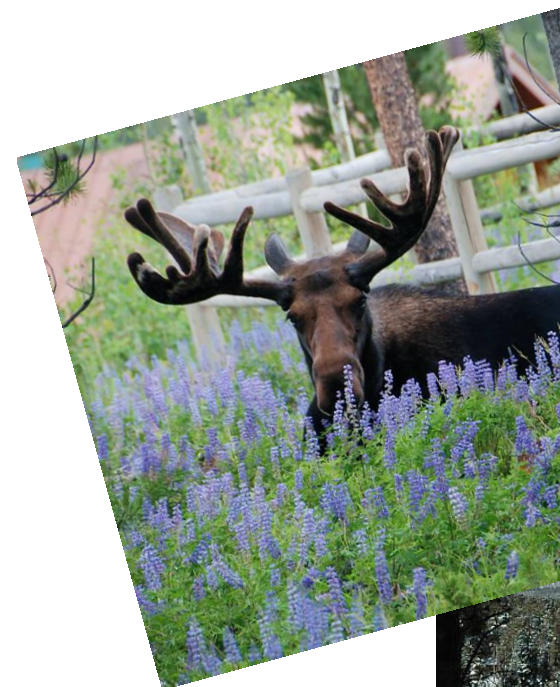
Four lake accesses are for your enjoyment. You can leave a boat by the lake all summer long, and not have to haul it back and forth each time you want to go onto the lake. There is a boat lottery for boat racks due to the number of homeowners. Canoes and sailboats are welcome—just no gasoline engines, please. Fun community events are scheduled throughout the year.

Columbine Lake's association fee is \$73 per month per property (home or vacant lot). This covers road maintenance, snow removal from the main roads in Columbine Lake, trash removal location by the clubhouse, maintenance of lake accesses and open space, keeping the lake stocked with fish and keeping the clubhouse not just open, but supervised, year round. Fee is paid annually as \$875.



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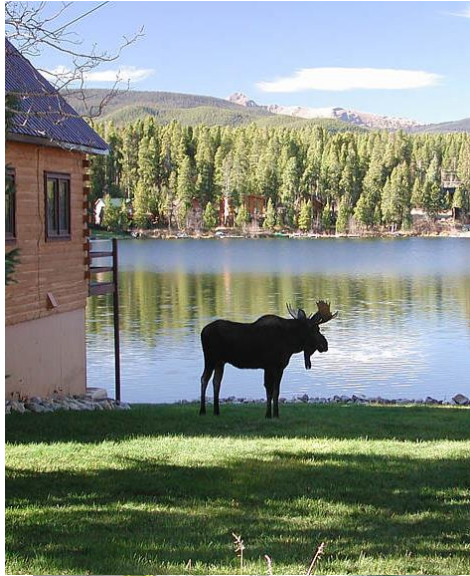
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Columbine Lake: one mile NW of Grand Lake by Rocky Mountain National Park. In the winter, one can snowmobile directly into town or onto trails that go deep into Arapaho National Forest and rise up to the deep snows at timberline to the West. In the 1940's, this 40 acre natural lake had a fish hatchery. Today it is a private residential community that is popular with families. There is a community pool and spa plus attractive picnic and play areas around the lake. Amenities are open to all property owners, including those with an undeveloped lot. The lake is stocked each year with trout. Canoes, paddleboats, and small sailboats are ideal. During the winter, one can snowmobile directly onto the vast system of groomed trails and journey all the way to the tundra, or head into Grand Lake Village. Evening trips into The Park to watch for wildlife are just a minute away. One of the many pleasures of owning at Columbine Lake is driving to your property via Trail Ridge Road in the summer and descending into the beautiful valley that is the beginning of the Colorado River. You stop to look at the elk and moose and then just as you pass through the National Park entrance and make the final descent to Grand Lake, you turn west to pristine Columbine Lake.



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Children can meet friends and play pool, ping pong and watch TV. Bring a pizza to cook in the kitchen oven upstairs while you swim with your family in the heated pool and enjoy the waterfall hot tub. Clubhouse hours vary according to the season of the year.

If you choose land, an Architectural Review Committee will look over your plans before you begin construction; they love "earth tones". The fee to build is \$4 per sq. ft. along with a deposit of \$1,500 for trash (refundable if everything is cleaned up when the build is complete) and a road fee of \$250 which Columbine Lake keeps to help the wear and tear of the roads from large trucks. Please see: [columbinelake.com/wp-content/uploads/2017/09/Exhibit-A-effective-7-2017.pdf](http://columbinelake.com/wp-content/uploads/2017/09/Exhibit-A-effective-7-2017.pdf) to access the New Home Build Permit.

The association has a lot of money in reserve funds. Water and sewer are in the roads, as well as natural gas (to most sites) and internet. If you build, the water tap fee is currently \$5,000; the sewer tap is \$9,600. Existing homes have these fees already, paid, in their price. <http://columbinelake.com/clwd.html> is the water web site. For water or sewer questions call Three Lakes Water & Sanitation District at 970-627-3544.

An average water bill would be \$450+ for the year. Public sewer is \$31 per month. You will be billed quarterly. Utility bills are mailed to your home address or can be put on autopay. Questions can be directed to Three Lakes Water & Sanitation District at 970-627-3544.

Renters are not permitted to use the clubhouse or fish, swim or boat in the lake. They do have access to the trash dumpster by the clubhouse. To rent your homes, you pay a fee to Grand County and pay sales tax. You must own your home for 3 years before renting nightly.

Mountain Lake Properties recommends that the 1% transfer fee is split at closing between the seller and purchaser.



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