

The following information regarding Big Powderhorn Mountain  
"Building Restrictions" is provided courtesy of:  
**SNOW COUNTRY REAL ESTATE & CONSTRUCTION**

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**LAND USE:** Shall be used for residential purposes only. No building shall be erected, placed or permitted to remain on any lot other than one dwelling, not to exceed a two-family dwelling, nor exceeding twenty-eight (28) feet in height and a private garage for not more than two (2) cars and other outbuildings incidental to residential use of the premises.

**VARIANCE:** Upon ownership of both parcels one (1) and four (4) by the Grantee, party of the first part, a variance is hereby granted by the Grantor, Big Powderhorn Mountain Ski Corporation, that no building shall be erected or permitted to remain other than one (1) dwelling not to exceed a five (5) family dwelling using both parcels of land. In the event that a five (5) family dwelling is erected, the boundary line (Dividing Line) common to both parcels one (1) and four (4) would not be considered a side lot line. All other boundary lines would be considered and used as front, side and rear lot lines to comply with the building location section of these restrictions. All other restrictions herein would remain as is and County health authorities must agree to allow the building of a five (5) family dwelling.

**BUILDING SIZE:** Each residential building shall have a minimum of 1,100 square feet if a one-story building or a minimum of 800 square feet on the first floor if a two-story building both excluding the basement. The living area must be above the building grade level unless the building is of acceptable split-level design and has a ceiling height of at least seven (7) feet.

**ARCHITECTURAL CONTROL:** Exterior is to be of natural stone or wood, excepting the roof. No mobile homes or trailers are permitted. No prefabricated homes will be allowed. No dwelling shall be erected until the plans have been submitted and approved by the grantor, Big Powderhorn Mountain Ski Corporation.

**TEMPORARY STRUCTURES:** No structure of a temporary caricature and no trailer, shack, garage or other outbuilding shall be used on any land at any time as a residence, either temporarily or permanently.

**BUILDING LOCATION:** Any building or attached appurtenances or garage erected shall have a setback from the front lot line of not less than twenty-five (25) feet and not less than twenty-five (25) feet from the side and rear lot lines. For purposes of this paragraph, eaves, steps and open porches shall not be considered as a part of a building. Eaves should not be less than two and one-half (2½) feet on all four sides.

**SIGNS:** No sign of any kind shall be displayed to the public view on any land except one (1) sign of not more than five (5) square feet advertising the property for sale or rent or a sign used to advertise the property during the construction and sales period. All signs shall be located within the building setback lines as defined herein above.

**ANIMALS AND POULTRY:** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats or other household pets may be kept provided they are not bred, kept or maintained for any commercial purpose, or allowed to annoy any neighbors.

**GARBAGE AND REFUSE DISPOSAL:** Shall not be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and suitably screened from the view from the streets.

**FENCES, WALLS, ETC.:** No fence, wall, hedge or mass planting shall be permitted except upon approval in writing by the grantor, Big Powderhorn Mountain Ski Corporation.

**SEPTIC SYSTEMS, ETC.:** All building must have Michigan Department of Health Septic system approval.

**ELECTRICAL HOOK-UPS:** All land having underground electrical service available must utilize underground hook-up.

**FURTHER BUILDING RESTRICTIONS:** Grantees agree not to sell to any other party without the prior approval of the Grantor, Big Powderhorn Mountain Ski Corporation. It is further agreed that as a part of the consideration and as a mutual benefit for all owners that the above restrictions shall be observed by the Grantees, and in the failure thereof the Grantor, Big Powderhorn Mountain Ski Corporation, is given the option to re-purchase the premises for the original purchase price together with the cost of any improvements and any tax expenses. All state and local building and construction codes and regulations shall be observed by Grantees in the construction of any building upon said premises.

1. Name and address of each person executing this instrument and of each Grantee is required.  
2. State total consideration unless amount of value to be attached.  
3. When non-payment is made to a Corporation or Partnership, draw a line through "his heirs" and insert "his successors".  
4. Name and business address of person who drafted this instrument.  
5. Names of Witnesses, Notary Public, and persons executing this instrument.