

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

---



Arlene C. Schneller, Broker  
906-364-0992 Cell  
E6254 US 2, Bessemer, MI 49911  
800-876-9751 \* 906-932-1411  
[www.snowcountryhomes.com](http://www.snowcountryhomes.com)

**Your Leader in Big Powderhorn Sales!**

RECREATIONAL \* RESIDENTIAL \* VACANT LAND \* COMMERCIAL  
MI & WI Licensed Agents \* Seller's Agents \* Buyer's Agents \* e-PRO Certified Agents

---



Residential & Commercial

Excavation • Construction • Land Development • Sewer Installation

“Our commitment is for quality and our goal is customer satisfaction.”

Thomas L. Schneller, President  
E6254 US 2, Bessemer, MI 49911  
(800) 876-9751 • (906) 932-1411  
[www.snowcountrycontracting.com](http://www.snowcountrycontracting.com)

---

## LAKE GOGEBIC VACATION HOMES

### Mallard Cove & Teal Wing

Quality Lakeside Lodging - West Shore of Lake Gogebic

Single Family

4 Bedrooms \* 2 Baths \* Sleeps 8

Open Year-Round

Fireplace \* Sauna \* Dock \* Boat Lift

Direct access to Snowmobile Trail #1

**(800) 876-9751**

[www.snowcountryrentals.com](http://www.snowcountryrentals.com)

## BIG POWDERHORN PLAT

Restrictions, covenants and conditions contained in a Warranty Deed executed by Big Powderhorn Mountain Ski Corporation to Louis A. Gheller dated July 7, 1971 and recorded July 12, 1971 in Liber 176 of Deeds on page 404 providing as follows:

**SETBACK**—the building line of each lot hereby conveyed shall be not less than 30 feet from and parallel with the right-of-way boundary line of Snowdrift Street, and not less than 30 feet from the lateral lot lines common with adjoining lots.

**STRUCTURES**—only one residential building per lot having a minimum first floor area of not less than 700 square feet, and not more than two stories high, excluding the basement. All construction and building plans must be submitted to the grantor for prior approval before work is commenced. No mobile homes or trailers are permitted. No prefabricated homes will be allowed. All State Codes and Laws will be observed.

**USE**—the improvement on each lot shall be used strictly for light housekeeping and residential use only; any exceptions are expressly subject to approval by the grantor.

**TIME LIMIT**—it is further understood and agreed that the grantee shall commence construction of an approved building within two years from the date of this deed with at least the exterior completed within six months from the date visible work is commenced.

**REVERSION**—it is agreed that as part of the consideration for this Deed, and as a mutual benefit of all owners in the subdivision, that the above covenants will be observed by the grantee, heirs, successors or assigns. It is further understood that in the event the grantee decides not to erect a building within the above two year limit, that said land shall revert to the first party grantor—Big Powderhorn Mountain Ski Corporation—as fully and effectually as if this deed had not been made or executed. In return, the first party grantor shall pay to the second party a sum equal to the original purchase price.

**RESALE OF LOTS**—the second party grantee agrees not to sell to any other party any undeveloped lot or lots without the prior approval of the first party grantor—Big Powderhorn Mountain Ski Corporation.