

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



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Powder Vale

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-six (26) feet in height and a private garage for not more than two (2) cars and other outbuildings incidental to residential use of the premises.

BUILDING SIZE—No dwelling on any lot shall have a living area of less than 800 square feet per family unit with a minimum square footage of 624 feet on the first floor. The living area must be above building grade level unless building is of acceptable split-level design and have a ceiling height of at least 7'.

ARCHITECTURAL CONTROL—To assure all owners of property in the proposed Powder Vale Plat that the proposed structure as to outward appearance and design will be in accord with the general plan and development of said proposed Plat, no dwelling shall be erected until plans have been submitted to and approved in writing by sub-divider, their successors, assigns, or their designated agent.

TEMPORARY STRUCTURES—No structure of a temporary nature and no trailer, shack, garage or other out building 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 ten (10) feet from 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.

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 before.

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 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 view from the streets.

FENCE, WALLS, ETC. – No fence, wall, hedge, or mass planting shall be permitted except upon approval in writing by the sub-divider, his successors, assigns or designated agent.

SEPTIC SYSTEMS, ETC. —All buildings must have Michigan Department of Health septic system approval.

ELECTRICAL HOOK-UPS —Those lots having underground electrical service available must utilize underground hook-up.