



GENERAL INFORMATION ON INDIANHEAD MOUNTAIN



Indianhead Mountain welcomed its first skiers on November 10, 1959, with two T-bars, a rope tow and a 20-inch snowfall. In the mid 70's and 80's, Jim Modrall, Paul Karow and Marilou English owned the ski area.

Today Indianhead Mountain is stronger than ever and is now operated by adventurous skiers who know how to compete in the snow business; Indianhead Mountain is a place where every skier is a part of the adventure! In October 2000, Indianhead Mountain Enterprises, L.L.C., an investment group consisting of Roger and Lilah Stangeland, their son Brett and his wife Gail Stangeland purchased the property. Barry Bolich became General Manager as of Dec 1, 2005.

Through the years Indianhead Mountain has gained its reputation as Mid-America's premier ski resort and is now a multi-million dollar resort offering on-site amenities and additional lodging. Indianhead Mountain Resort is uniquely situated at the peak of the mountain, not at its base. Skiers can have their first run before ever getting on a lift while enjoying an incredible panoramic view of the Ottawa National Forest and Black River Valley below.

Indianhead benefits from "lake effect" snow with an annual average snowfall of 17.5 feet or 210 inches of snow. Lift facilities now include 22 runs, a vertical drop of 638 feet on 196 skiable acres with several trails up to a mile long. There are 9 lifts and tows including three double chair lifts, one triple chair, and one quad chairlift, as well as two T-Bar and two tows with a total uphill capacity of 9750 skiers per hour, with a comfortable capacity of 3,000 skiers per day. There's an Olympic-Size half pipe and new terrain park (Tetonka) for snowboarders along with snow tubing and snow shoeing trails.

Everything is within easy walking distance at this mountain top resort. Over the years, the following facilities have been added at Indianhead. The Summit Center, which features ticket sales, guest services, Ski Shop, Ski High Cafe with banquet



facilities & cafeteria, the new Sky Bar & Grill, Ski School, equipment rental and Kinderschool day care center. The Base Cafe is a chalet located at the bottom of the mountain with a sundeck and barbecue.

The Lodge Complex now includes the Lodge Restaurant with a great seafood buffet on Fridays, lodging wing, lobby and Front Desk area, Dudley's Saloon, the indoor pool & spa, and health & recreation club fitness center. Three lodging ski chalets, including Zermatt, Kitzbuehl, and Chamonix can house up to 100 guests, which are owned by the resort. Various other types of lodging accommodations are offered directly at Indianhead, which also provides property management services to individual homeowners making up another 500 for sleeping capacity. These accommodations include lodge rooms, privately owned chalets and trailside condominiums located on the mountain peak. Indianhead also provides a shuttle bus system for its guests.

Indianhead Mountain is committed to making your ski vacation enjoyable and ensures it by providing an excellent groomed surface through two double power-tillers and snowmaking that covers nearly 95% of the slopes. Indianhead's actual ski season can start in late November and run till the first part of April at times.

There are many events and programs on-going at Indianhead during the winter months such as a special Calendar of Events, NASTAR Racing and extensive children's programs. Special ski-week packages offer "kinderschule", "Future Champions Week" and "Learn to Ski" programs. Trailside sundecks are on the slopes for outdoor grilling and fun. H.W. Rider is the ski shop "run by skiers, for skiers" has the latest in ski gear and is always ready to answer any of your skiing questions. There's also a rental shop that offers high quality ski equipment.

There's always something to do at Indianhead, no matter what season! It's a year-round resort that offers so much; enjoy amenities such as golf, tennis, racquetball, swimming, fishing, dining, or just relaxing.

Indianhead added to the west side of the mountain with Bear Creek which now offers a challenging snowboard park. Next to 24 Tomahawk Trailside condos are two double chairlifts and two trails, one beginner run "Deer Track" and one expert run known as "Elkhorn." There's also access to a snowmobile trail, snowshoe trail and gladed tree skiing area adjacent to the Tomahawk Trailside condos too.

Indianhead forms a major part of Big Snow Country with Big Powderhorn, Blackjack and Whitecap Mountains nearby. Indianhead's current Partner's for Profit program teams the resort with ski shops and other industry businesses to encourage the sport and increase awareness of the resort by offering special promotions. Indianhead's snowmaking and marketing dollars far exceed any other Big Snow Country resort. Everyone knows Indianhead by name throughout the Midwest. The future looks bright at Indianhead...soon everyone will want to be at the top of Indianhead Mountain!



SKI INDIANHEAD MOUNTAIN

The Midwest's Premier Ski and Snowboard Destination Resort

Indianhead Mountain is known for its aggressive snowmaking and desire to be the first to open and the last to close with great activities all winter long. They start out with snow guns then add a little of Mother Natures lake effect snow to machine groom then power till it to perfect ski conditions all winter long. And if snowboarding is your thing, you won't be disappointed with their half pipe.

There's so much to do at Indianhead indoors and out for people of all ages. There are plenty of places to relax with Dudley's Saloon, new Sky Bar & Grill and the Ski High Café. There's a ski school and Kinderschool along with a great rental shop. Guest services can hook you up with Nastar Racing or any other needs you have.

Indianhead Mountain Resort offers a complete resort lodging experience with the best skiing in the Midwest

- Hotel Style Lodging
- Village and Trailside Condos
- Pool, Hot Tub and Sauna
- Health and Recreation Club with Racquetball Courts
- Quality Dining
- Night Club
- The Best Skiing and Snowboarding
- Snowmobiling
- Snow Tubing

The Lodge Restaurant Considered one of the region's quality five star restaurants and located in an authentic swayback barn with original masonry walls, the Lodge restaurant is open every night from 5-9 pm. The menu offers a wide selection featuring steaks, chops and seafood. Indianhead's Friday night fish fry is notorious with locals and guest alike. During the ski season, you can have breakfast in the lodge before hitting the slopes. Conference area available.



Dudley's Saloon Noted as Indianhead's center of nightlife and a great place to relax after a day of winter fun, Dudley's Saloon is open every night from 4pm. Dudley's offers a wide selection of beer and cocktails to adult guests (21 or over). During peak weekends

Dudley's hosts many local and regional bands that provide live entertainment for guests with plenty of seating. The big screen TV makes game watching very enjoyable as well.

Indianhead Pool and Spa Located in the main lodge is the indoor pool area. Enjoy a full size swimming pool, sauna, Jacuzzi and changing rooms. The pool area is open daily 7am-10pm. Game room for the kids and a large sundeck for summer relaxation.

Indianhead Health and Recreation Club A year-round hit at Indianhead is the Health and Recreation Club. The club is open 7 days a week; 7am-10pm. There are two racquetball courts, two tennis courts, Nautilus equipment plus free weights, "True" cardiovascular equipment including two treadmills, an elliptical trainer and a recumbent bike. A TV and VCR along with exercise videos are available upon request. Pool, spa and sauna are also available.

Indianhead's terrain park at Bear Creek opened in 2002-03. The following year they added to the 300 ft. half-pipe features include:

- New trail has easier access to the half-pipe from the FIS chairlift!
- New music! Satellite radio everyday in the half-pipe!
- New rails! Additional rails in the park, including a fun box, kink and rainbow rail. New smaller rails for beginners!
- New Events!



Summers are great at Indianhead too with tennis courts, basketball court and an on site golf course, 9 hole, 3 par.

Indianhead Mountain is the only year round facility that offers the most amenities of any area resort. See www.indianheadmtn.com for the official Indianhead Mountain Ski hill website which details ski & snowmobile trails, lodging and more!

It's a four season resort. Enjoy scenic vistas on the mountaintop. 9 hole, par 27 golf course offers a challenge to keep your interest without long distances. Ski/snowboard school, NASTAR racing, snow tubing, sleigh rides, snowshoeing. Pool, hot tub, sauna, health and racquetball club.



Welcome to Indianhead Mountain!

As a prospective homeowner you may want to review the following documents:

- Indianhead Trail Map
- Indianhead Ski Brochure
- Indianhead Village Map
- Indianhead Rental Management Agreement

INDIANHEAD CONTACT INFO:

Indianhead Mountain Ski Resort
 500 Indianhead Road
 Wakefield, MI 49968
 Main Phone: (906) 229-5181
 E-mail: indianheadmtn.com
Barry Bolich, General Manager
Julie Kopecko, Financial/Bookkeeping Dept.



Lifts run 9am to 4pm daily

2008-2009 Lift Ticket Rates

Daily Lift	1 Day	2 Day	3 Day	4 Day	1/2 Day
Adult (18 & over)	\$46	\$87	\$128	\$169	\$40
Junior (10-17)	\$37	\$69	\$101	\$133	\$31
Child (9 & under)	\$34	\$63	\$92	\$121	\$28
Seniors (65 & over)	\$34	\$63	\$92	\$121	\$28

CHILDREN 9 AND UNDER SKI FREE PER PAID ADULT
 POMA TICKET \$13.00
 \$10 OFF FOR COLLEGE AND MILITARY (MUST PRESENT ID)

[Reserve rentals online.](#) Fee charged for rentals that are not picked up.

2008-2009 Equipment Rentals

Total packages: skis, bindings, boots & poles

	1 Day	2 Day	3 Day	4 Day
Rental Package 10 and up	\$29	\$47	\$62	\$76
Rental Package 9 and under	\$17	\$24	\$32	\$38
Helmet Rental	\$10	\$18	\$24	\$28
Ski Rental Only	\$16	\$27	\$36	\$43
Ski Boot Rental Only	\$13	\$21	\$27	\$31
Snowboard	\$37	\$67	\$94	\$120
Snowshoes	\$7			

1/2 day ski rental \$20 begins at 12 noon

1/2 day snowboard rental \$25 begins at 12 noon



INDIANHEAD RENTAL MANAGEMENT & FEES

Indianhead Property Management is owned by the ski hill. Other local ski areas have homeowners associations that own the property management company, but Indianhead offers the entire package. There is a separate homeowners association that meets annually to discuss any needs and concerns as a group.

An annual rental contract is signed between the Property Management and Homeowner. Indianhead Mountain acts as the rental agent for properties at the ski area and has the sole authority to set rental rates, offer discounts and special promotion rates. Homeowners cannot rent the units without going through Indianhead's reservation system.

Indianhead furnishes professional management personnel, an office with telephone services, monthly billing services, supervision of employees and advertised promotions.

Each month Indianhead will remit an owners statement showing income and expenses no later than 21 days after the end of the month. Indianhead receives a monthly management fee equal to 20% of monthly gross rentals.

Indianhead provides, at owner's expense, maid service, linens, cleaning supplies, soap and paper products, monthly garbage pickup, monthly driveway clearance, cord/bundle fireplace wood delivery, key blanks and monthly telephone service (see current fee schedule at Indianhead).

Homeowners pay a seasonal common facilities use fee that entitles owners and owner's guests to full use of saunas, Jacuzzi, swimming pool and Indianhead Health and Racquet club. HOWEVER, subject to separate use fee for tennis courts, racquetball courts, tanning bed, classes and massage.

A fee will be deducted from lodging rental for Rental Guests' use of sauna, Jacuzzi, swimming pool and game room. Rental Guest will be billed extra for the use of racquetball courts, tennis courts, tanning bed, classes and massage.

Homeowners must reserve their personal dates for upcoming season by July 31st; no bumping of guest reservations after that date.

Copies of actual reservation cards and other pertinent records will be available at all reasonable times for inspection and copying by homeowner. Owner must agree to maintain rental unit for lodging aesthetics and guest comfort.

Indianhead shall exercise all reasonable methods to collect for intentional damage or theft to any rental properties, however, shall not be held liable for any losses due to damage.

No basement units are rented out without special permission from Indianhead first. All homeowners must carry an insurance coverage policy for bodily injury or death and property damage for not less than one million dollars and name Indianhead as additional insured.

If a unit is sold, transferred or conveyed during the duration of Indianhead Rental Management contract, all guest reservations for that contract time period must be honored by new homeowner.



INFORMATION ON CONDOMINIUM OWNERSHIP AT INDIANHEAD MOUNTAIN

We have prepared this brief guide to explain the basics of condominium ownership at Indianhead Mountain. We hope that it will answer some of your questions about its operation, and it will help you enjoy your Tomahawk Trailside Condominium.

The following information has been compiled as an overview. Financial information should be requested directly from Indianhead Mountain, if not provided by agent. Snow Country Real Estate cannot and does not guarantee the correctness of all information furnished to them, nor the complete absence of errors and omissions, hence any responsibility for it cannot be, nor is assumed.

How long is the ski season? Indianhead prides itself on being the first to open and the last to close. The ski season generally runs from Thanksgiving (or earlier) to April, which is generally over 110 day season. Summer and off season rentals run from June to October. The resort is closed for a month or so after the ski season closes, then gears up for summer weddings, conferences, summer vacationers and reunion business.

WHAT DO I OWN AND WHAT IS COMMON PROPERTY?

The exact description of what you own is outlined in the Condominium Declaration as mandated by the Michigan Condominium Act. You can receive the condo docs before or after an accepted Offer to Purchase. What you own can vary, generally speaking, you own everything in your unit, with the “boundaries” being the wall, floor, and ceiling surfaces.

IS THERE A SEPARATE CONDOMINIUM OWNERS ASSOCIATION?

Your unit is part of a declared condominium that by law, must form an owners’ association and elect a board of directors. This board, with owners’ approval, contracts with a property management company to provide the necessary services to individual units and the condominium common property. A fee is calculated based on the size of your unit as a percentage of the entire condominium and is billed appropriately. The fee varies depending on how your homeowners association decides to handle it. The association has an annual meeting to present budgets and discuss other concerns.

DO I HAVE TO RENT MY UNIT? HOW DOES THE RENTAL PROGRAM WORK?

The rental program at Indianhead Mountain is entirely voluntary and you are welcome to rent with whomever you choose. However, Indianhead Ski Corporation has an excellent on-site property management program. You can also choose to use your unit yourself exclusively and choose not to rent it out.

If you elect to rent with Indianhead Ski Corporation, they require you to sign an exclusive manager and rental agent agreement (summer & winter). Rentals are generally short term, with a two-day minimum. Long-term summer rentals are also an option. Rental proceeds are sent to owners monthly along with a statement, which accounts for all income and expenses including the management fee (equal to 20% of the gross rentals received).

The statements are remitted to you each month for the prior month's rental activity. Summer promotions are also a source of income with the expansion of Indianhead's meeting and convention facilities along with tour groups and vacationing families. A current brochure is available, which shows the gross rental rate for condominiums during the summer and winter months.

WHAT DOES THE 20% RENTAL MANAGEMENT FEE INCLUDE?

The 20% management fee from the monthly gross rentals which covers expenses from the office, booking your reservations, telephone and administrative expenses for the entire year.

In addition, the costs of maid service, ordinary repairs, replacements and maintenance fees, credit card and travel agency fees, linens and related supplies, sales tax on rentals and such other related incidental services are charged to the owner. See Homeowner's Fee Schedule and Rental Management Agreement for details.

Indianhead also includes all marketing and advertising costs deemed necessary to maximize occupancy and income levels in the rental units.

Indianhead Ski Corporation works with you cooperatively in sharing common goals to provide the "best" services to homeowners and their guests. They want to insure everyone a pleasant and memorable vacation at Indianhead Mountain Resort.

Homeowners pay a seasonal common facilities use fee that entitles both owner and homeowner's guests occupying the property to full use of saunas, Jacuzzi, swimming pool and Indianhead Health and Racquet club membership (subject to separate use fee for tennis courts, racquetball courts, tanning bed, classes and massage.)



Rental guests will be billed individually for extra for usage for the same separate fees; however the homeowner will also have a fee deducted from lodging rental for Rental Guests' use of sauna, Jacuzzi, swimming pool and game room.

WHAT SERVICES CAN I GET THROUGH INDIANHEAD SKI CORPORATION?

The property management functions that Indianhead performs are listed below. All services are billed when utilized at a cost per hour or per time and any out-of-pocket expenses or contract services, if required. Management is also available for assistance and advice.

- * Firewood and Kindling
- * Snowplowing and Lawn care
- * Trash removal
- * Housekeeping services and supplies
- * Preventative Maintenance Programs
(Such as spring & fall cleaning)
- * Access to complete line of Indianhead Mountain Maintenance services such as appliance repair, or light remodeling

Repairs relating to rental units and caused by damage from renters are done by the Property Management staff, and are usually paid for by the renter. Small repairs such as light bulbs and broken glasses are billed to the owners. If you don't rent your unit, you may schedule repairs or work through Indianhead Ski Corporation.

You should also have your own insurance policy to cover furniture and personal belongings. You can arrange this with your insurance agent. If renting, you will also have to get a million dollar liability policy to protect you and Indianhead.

A courtesy van service to and from the airport is available upon request.

HOW DO I USE MY UNIT MYSELF IF I RENT THROUGH INDIANHEAD?

If you plan both rentals and personal use, the front desk will ask you to fill a Calendar of Personal Use, blocking out the dates when you or your personal guest plan to use your unit. If you change your dates or want to add dates to your personal schedule, the Reservation Staff will check on availability. These advance dates are requested by July 31st, prior to ski season.

Regarding maid service, you have the option of either setting up the unit with your own linens and cleaning your unit prior to checkout, or having the maids make up the unit and clean it after your departure during the times of your personal use. The fee for maid service depends on the size of the unit and services required. In either case, checkout time remains the same as a paying guest, unless prior arrangements have been made.

Your optional maid service should be specified when completing your Calendar for Personal Use or when making your reservation request by phone.

HOW DO I RENT MY UNIT TO FRIENDS OR LET THEM USE IT?

All reservations should be made in the same manner as reserving the unit for your own use, and you must give the name of your renter for check in purposes. Any other special arrangements for your guest should be made in advance. In the case of an owner referral, your guest should request your unit number specifically and your unit will be rented to them, if available.

TRAILSIDE CONDOMINIUMS FOR SALE

Tomahawk Trailside Condominiums are located in front of Bear Creek and there are two chairlifts that service this area. Buy a trailside condo and enjoy all the activities offered at Indianhead, indoors and out, summer and winter! It's a year round place for year round family fun. For real estate information contact: Snow Country Real Estate 1-800-876-9751 or check out their website at www.snowcountryhomes.com Arlene Schneller, Broker.

Snow Country Real Estate has specialized in recreational real estate for over 28 years and has sold more ski properties than any other real estate office in Big Snow Country. You will appreciate the knowledge and experience we offer. Be sure to ask us about our free "Tips to Better Rentals." Snow Country Real Estate is available to show you the entire Indianhead ski complex on request while looking at various properties for sale. For any additional information, please contact:

**Snow Country Real Estate
E6254 Hwy US 2 * Bessemer, MI 49911
(800) 876-9751 * (906) 932-1411.**

***Monday – Friday 9:00 am - 5:00 pm & Saturday 9:00 am - Noon ***



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DINING AT INDIANHEAD

After skiing or between runs, Indianhead has a selection of food spots and bars to complete your day. You can grab a burger at the Base Place and a cold one at the Red Dog Saloon located in the Indianhead Valley, at the bottom of the mountain. The Base place is open 9am to 3:30pm. The outdoor deck at the Base place is great place to catch your breath and compare runs with other guests, and on selected warmer days we fire up the grills for an outdoor cookout.

On the top of the mountain there are several food and drink options in the Summit Center which is accessible to skier and non-skier alike. The Ski High Cafeteria on the second level serves breakfast and lunch. At the end of the day, stop into the new Sky Bar & Grill to talk about the day's activities.

Considered one of the region's quality restaurants and located in an authentic swayback barn with original masonry walls, the Lodge restaurant is open nightly at 5pm. Friday's Seafood Buffet and Saturday Night's Prime Rib Buffet served in The Lodge Restaurant 5-9 p.m. The menu offers a wide selection, featuring steaks, chops and seafood. During the ski season, you can have breakfast in the lodge before hitting the slopes.

Noted as Indianhead's center of nightlife and a great place to relax after a day of winter fun, Dudley's Saloon is open every night from 4pm. Dudley's offers a wide selection of beer and cocktails to our adult guests (21 or over). During peak weekends, Dudley's hosts many local and regional bands who provide live entertainment for our guests. The big screen TV makes game watching very enjoyable as well.

ADDITIONAL RECREATIONAL ACTIVITIES

Indianhead Health and Recreation Club Hours: 7AM-9 PM daily (906) 229-2239
Pool only - pass does not include water aerobics, there are additional fees for Aerobics classes, golf membership and massage. There is no charge to use the disc golf course this year--however we do charge a disc rental fee if guests don't have their own.

Sports Court - Register at the Health & Recreation desk - there is no charge to use the court this year but there is an equipment rental fee. Equipment available: shuffleboard, basketball, floor hockey, volleyball and more. Tennis court and racquet use is free of charge - racquets available at Health & Recreation desk. Mountain bike trail maps and bike rental available at Health & Recreation desk. Full and half day bike rentals available. No charge for use of mountain bike trails

Fish Pond - Indianhead's trout pond is located in front of the Tomahawk condo complex. Fishing poles are available at the Health & Recreation desk. Any fish caught must be bought! .30/inch for guests to catch and take. If you prefer to just feed the fish, food is available at the Health & Recreation desk.

For complete details see www.indianheadmtn.com

We've got it all at



HERE'S WHAT INDIANHEAD MOUNTAIN HAS FOR YOU!

AN INDOOR POOL AND RECREATION BUILDING:

Swimming Pool, Hydro-spa, Sauna, Game Room
Large Sun Deck for summer relaxation

SUMMIT CENTER – Cafeteria, Sky Bar, Ski Rentals, H.W. Rider Ski Shop

DUDLEY'S SALOON

250 seat bar and entertainment center

LARGE CONFERENCE AREA

Set up for groups, conventions and various meetings

INDIANHEAD HEALTH & RACQUET CLUB

Two Racquetball Courts
Nautilus equipment and two sets of free weights
Aerobic classes
Tanning Bed
Professional Masseuse
Lounge area, pro-shop and locker rooms

“BEAR CREEK” –Phase I of the West Mountain Development

-Double Chairlift
-Two Ski Trails
“Deer Track” Beginner Run
“Elkhorn” Expert Run

SUMMER AMENITIES INCLUDE TENNIS COURTS AND ON SITE GOLF COURSE & DISC GOLF. BASKETBALL COURT AND FISHING POND.