

## **MAGGIE LAKES OWNERS' ASSOCIATION**

**ATTENTION ALL OWNERS:**

**RE: BUILDING RULES & REGULATIONS**

Pursuant to the authority contained in the bylaws of Maggie Lakes Owners' Association Section 4.13 B, the Board of Directors of Maggie Lakes Owners' Association have adopted the following rules pertaining to building or placing structures on parcels within the Association.

**Adopted 2/25/2023 by MLOA Board of Directors**

- 1. All structures must secure MLOA approval prior to construction or placement on any parcel within the association. All structures includes tree houses, storage sheds, prefab units delivered on trailers and similar entities.**
- 2. Structures requiring Mastodon Township zoning permits and Iron County building codes permits must follow the "MLOA Approval Process Procedure" as defined on the Maggie Lakes website and the Maggie Lakes Welcome Packet provided to all owners.**
- 3. Approval Process Procedure mandated for structures not requiring township and/or county permitting:**
  - a. Submit request to Building Committee Chairperson**
  - b. Request shall contain structure plans, description, photos/drawings, dimensions of proposed structure, color, materials, proposed use, as well as other pertinent information.**
  - c. Request must contain a drawing showing where the proposed structure will be placed on the parcel**
  - d. Forward all documentation to: [building@maggielakes.com](mailto:building@maggielakes.com)**
- 4. Metal storage units and metal shipping containers are not allowed.**
- 5. Hunting blinds do not require MLOA approval. Hunting blind means a shelter, 50 square feet or less, used solely for concealing a hunter during established hunting hours.**
- 6. Violations of MLOA Building Rules and Regulations are subject to fines as published on [www.maggielakes.com](http://www.maggielakes.com) and in the Maggie Lakes Welcome Packet.**

**Adopted 5/31/2025 by MLOA Board of directors**

- 1. Additions/Modifications to existing dwellings and structures must undergo the same approval process as stated on the MLOA website for new construction.**

## **Guidelines Used by the Maggie Lakes Owners Association Building Committee When Reviewing Requests for Construction of Accessory/Structural Building**

### **Lake Frontage Parcels**

1. Lake lots must have a principal dwelling for habitation (residential home) prior to request for construction of an accessory building.
2. Accessory buildings are to positioned on lake lots so as not to be visible form the lake.
3. In the event that this is not possible, consideration of accessory building on the least conspicuous from the lake view. In this case, the exterior siding products and the colot must match that of the principal dwelling.

### **Out Lot Parcels**

1. Structural buildings are permitted on out lot parcels, disregard of a dwelling for habitation (residential home).
2. A structural building on an outlot parcel must be positioned a minimum of 100 feet from any association road and placed in an inconspicuous (not visible from road) location.