

WILDERNESS PARK OWNERS'  
ASSOCIATION  
of Crosslake, Minnesota

**RULES AND REGULATIONS**

Revised 07/15/2025

**MISSION STATEMENT:**

To Foster an atmosphere at Wilderness Park whereby we can live together comfortably and harmoniously as a community, with a constant awareness of our ecological balance of nature and man.

**Rule # Area of Concern Index:**

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**General Park Rules (1-49):**

1. Water will be furnished in the central shower house from April 1, to October 31 and to all individual units from May 1 through September 30, weather permitting, at the discretion of the Board of Directors and/or park management. To avoid damage to individual units or to the septic system as a result of frozen septic lines, members should NOT use the septic system during "water-off" periods. Backflow preventers MUST be installed on ALL water line connections during the "water-on" periods.
2. No tents or pop-up camping trailers may be utilized in the park. No camping is allowed in the garage area. R.V.s (Any motor vehicle or trailer that includes living quarters designed for accommodation) must be parked in the garage area and cannot be utilized for camping. (Updated on August 13, 2024)

3. ~~With the exception of gas or electric golf carts, use of off-road vehicles (3 wheelers, 4 wheelers, side by sides, dirt bikes, motorized scooters and similar vehicles) is prohibited in Wilderness Park. Only street legal vehicles (state licensed for street use) may be utilized for transportation purposes within the park. (obsolete rule replaced with updated Rule #350 as of 12/6/2022)~~
4. A speed limit of 10 mph for all golf carts and motor vehicles will be strictly enforced in the park. This limit must be observed for the safety of all association members and their guests.
5. All campfires must follow DNR or Forestry Service guidelines. During extremely dry periods, campfires will be prohibited and the "NO FIRES" sign will be displayed at the park entrance. No burning or smoldering campfires should be left unattended and are to be extinguished or covered prior to retiring for the evening. Only freestanding, above ground fire pots are permitted within the park.
6. Trash should be wrapped or bagged and placed in the trash disposal bins in the garage area. No flammable or toxic items, building materials, carpet, shingles, tv's, electronic devices, light bulbs, propane tanks etc., may be placed in the bins. No trash may be left in the Park between November 1 and March 31. During this time bring your trash to a disposal site outside the Park. (Updated February 2021)
7. Clotheslines of any type are NOT permitted around units. Clothes drying racks may be used for small items.
8. Electric clothes dryers are NOT permitted in individual units. Gas Clothes dryers are allowed only in individual units NOT in garages or sheds. Washers are not allowed in any units, garages or sheds. (Updated rule February 2021)
9. Do not park motor vehicles on any lot but your own. Parking in common areas, including the boat ramp area, is not permitted. IF you or your guests need additional parking, please use the designated guest parking area. Auto's should not be parked in the garage outside stalls as those are for boats and trailers. As a courtesy, get permission from your neighbor if you want to park in their area when they are not in the park.
10. Please observe the 10:30 p.m. "quiet time", meaning no loud music, loud talking, yelling, etc. At midnight there should be total quiet in the park. Park members should be considerate of their neighbors at all times. Since board members and owners are not trained to confront unruly and noisy individuals who may be intoxicated and confrontational, we do NOT suggest that board members or individual owners attempt

to quiet noisy parties after the midnight “total quiet” rule. After discussions with the Police Department of Crosslake the board suggests that individual owners call the police department (911) to report unruly individuals after midnight. They will deal with the situation and check for any illegal activity (underage consumption, drugs, etc.) that require citations to be issued. IF we are billed by the police department for their coming to the park, the cost will be issued as a fine to the site(s) involved.

We ask that when you call the police department out that you email the board with the date, time and lot number that the police were dispatched to, so that the board can obtain a copy of the police report and then serve the following fines on those members.

Violation 1: Written warning to members listed on the police report by their site Number or if a written formal complaint has been received from a member. This will stay with the owner while a member. It will not be cleared year to year, as you were told once and reminded of the rule, so it will not need to be explained again.

Violation 2: Fine \$250.00. The violation bill will be sent by email and certified/ Signature requested delivery. The fine must be paid 10 days after email/letter is sent. If the fine is not paid within 10 days staff will lock your electrical box till paid.

Violation 3: Fine \$500.00. The violation bill will be sent by email and certified/ Signature requested delivery. The fine must be paid 10 days after email/letter is sent. If the fine is not paid within 10 days staff will lock your electrical box till paid.

Violation 4: Notify the Park Lawyer to start the rescinding of the shares for Violation of the Rules and Regulations, Bylaws or Occupancy Agreements. Unit will need to be removed by the member by the date of eviction. If your unit is not removed a 3<sup>rd</sup> party company will be hired to pull the trailer out into a storage spot and once a member has paid the cost of the 3<sup>rd</sup> party company that unit will be released to leave the park. (Updated February 2021)

11. Bicycles are to be ridden on park roadways only. Please remind everyone, especially your children and guests to use extreme caution when biking in the park.
12. Observe posted rules in all common areas and buildings.

13. Subletting or renting of lots or units is not permitted as noted in the Wilderness Park Bylaws and the Occupancy Agreements.

Violation 1: Fine \$400.00

Violation 2: Fine \$800.00

Violation 3: Rescinding of the shares for that lot

The fines need to be paid within 10 days or the water and the electric will be turned off to your site till it is paid. (Updated February 2021)

14. All fish remains are to be deposited in the freezer located in the fish cleaning house. No fish remains are to be placed in the trash containers. Rules are posted in the fish cleaning house.
15. No fireworks, hunting, or discharge of firearms is permitted in Wilderness Park at any time. This includes BB guns and/or pellet guns.
16. Please remember that owners are responsible for the actions and conduct of their guests and owners must make their guests aware of the Rules and Regulations of Wilderness Park. Please insist that your family and guests conduct themselves in such a manner so as not to intrude upon other members' enjoyment of Wilderness Park.
17. There is NO long term outside parking allowed. Long term is defined as over 30 days. Short term parking of your boat and/or trailer should Not hinder access to any garage.
18. The state of Minnesota is considering legislation to make recreation use of Marijuana legal with the state. This legislation may be passed in 2019 (unlikely) or 2020. Federal prohibition still exists on federal lands and waters. The Corps of Engineers Dam makes the resulting flowage (all of our lakes) Federal waters. We are not certain how this would impact enforcement on the lakes.
19. Because of the close proximity of units within the park, recreational SMOKING of marijuana would definitely drive into your neighbor's unit and outdoor areas. This has become an issue in other parks in states (e.g., Colorado) that have allowed recreational use of marijuana. Due to the very real potential that children could be impacted by drifting smoke, or that owners required to take surprise drug screening at the workplace could fail those screenings as a result of drifting smoke, the board has decided to PROHIBIT the smoking of marijuana anywhere with the park. Other forms of usage (ingestion) will not be prohibited IF the state passes the legalization legislation being considered.

20. The board of directors has sole responsibility for the contracts, work assignments, work requirements, deadlines, process direction, and evaluation of all employees and contractors working for the Wilderness Park Owners Association. Owners must not take on any of these roles since it created confusion for those doing the work, slows progress on the work being done and can create disgruntled workers. Our employees and contractors work for one manager, the board of directors, not 146 individual owners. Owner involvement can, and has, caused the loss of workers and contractors that are not easily replaced.

All owners who want to make comments on the work being performed, or those performing the work MUST send their comments directly to the board ([board@wildernesspark.org](mailto:board@wildernesspark.org)) for consideration by the board. Individual board members will NOT accept any verbal comments about work or workers since this does not give the entire board the opportunity to evaluate the comments first-hand. Only written comments will be accepted.

Your written comments will become part of the public record if the board deems it necessary to discuss the comment at our spring and fall meeting. In this case, your written comment may be distributed to the membership.

Prior to the meeting, so that everyone can evaluate the item and be ready to discuss it at the meeting.

Owners who continue to be directly involved with employees or contractors will be warned about their prohibited activity and then fines if worker interference continues.

21. Lisa Kvam (#17, [lisakvam@hotmail.com](mailto:lisakvam@hotmail.com)) is the “Canoe Captain” and will track usage of the canoe/kayak racks for the park. IF you are interested in a spot please contact Lisa Kvam. The following rules will apply starting June 1, 2020.

#### Canoe & Kayak Rules

1. There will be no charge for using the canoe/kayak racks by the river.
2. Only canoes and kayaks can be stored on the racks. Each canoe/kayak on the rack needs to be registered with the Canoe Captain. If the slot is no longer needed the Canoe Captain needs to be notified.
3. Canoes/Kayaks can be locked to the rack at owner’s discretion and expense.
4. Canoes/Kayaks can remain on the rack during the winter at the owner’s risk.
5. If usage expands, we will enforce a one site, one slot rule.
6. The Canoe Captain will review the rack usage and information database each July to determine if everything is up-to-date and following the usage rules.

This will make the racks more usable and allow us to track that usage for everyone's benefit. (Updated February 2021)

22. The park will have someone in the spring and fall making sure no members are staying in the park prior to the water being turned on to either the shower house or to the units. If any member is caught staying overnight prior to the water being turned on or at any time creating any type of living space within a garage, shed or storage space or violating a rule and regulation, Wilderness Park Occupancy Agreements or any Wilderness Park Unit Membership Agreements. (**NOTE:** If MDH happens to come in and see the well water is not on we as park members will lose our license, pay a fine and the park will be closed to ALL members as we hold a seasonal campground license.) If this rule is violated, the following fines will be imposed: (updated on January 30, 2024)

Violation 1: Fine \$1,000.00 FINE and NO warning letter will be issued.

Violation 2: Fine \$2,000

Violation 3: Rescinding of the shares for that lot.

23. Any payments for special assessments, electrical fees, late fees, joining fees and garage fees must be made out to Wilderness Park Owners Association and sent directly to the Wilderness Park Treasurer at their desired mailing address. Only Membership Dues should be sent to the parks accounting firm. (Rule updated & approved on 5/9/23.)

24. All WPOA Association Documents (Unit Occupancy, Garage Occupancy, Dock Occupancy Agreements or Park Unit Membership Agreements) which may need to be updated by the Board at times must be signed by all membership and a copy put into the Association files. If the documents are not signed as required within 60 days of distribution a fine will be imposed: (updated on January 30, 2024)

Violation 1: Fine \$400.00

Violation 2: Fine \$800.00

Violation 3: Rescinding of the shares for that lot.

25. All WPOA members' homes placed on a lot must carry a minimum of \$300,000 liability insurance on their personal property and improvements situated in or on his/her Unit, including the mobile home or recreational vehicle/park home. (new rule on May 25, 2024)

#### **PLACEMENT OF UNITS and APPURTENANCES (50-99):**

50. All homes placed on a lot must be commercially manufactured RV, a park trailer, or mobile home with the Recreational Park Trailer Industry Association (RPTIA) accreditation and manufactured within the last 15 years. All homes must be kept in good

exterior condition. Units that do not meet acceptable appearance standards (as determined by the Board of Directors) will not be permitted to remain in the park. (Rule Updated 9/14/2024)

**Exterior Standards:**

Exterior walls/siding/roofs/windows/doors/steps/overhang extensions must be free from cracks, holes, breaks, and loose or rotting materials; and maintained safe, operable, weatherproof, and properly surface-coated, such as paint or similar surface treatment, where required to prevent deterioration. No tape (e.g., duct tape) or temporary surface treatment is allowed.

All exterior grounds, landscaping, and parking areas must be maintained in a clean, safe, and sanitary condition, free from any accumulation of debris and weeds. If not maintained and onsite staff need to be used, a \$100 hourly fee (min 1 hour) to complete the work will be assessed to the owner. (Rule updated and approved on 9/14/2024.)

51. All units must be fully skirted during the season May through September. The exception is a motor home which is moved at least annually.

52. One unit is allowed per lot. Unit size and placement must be pre-approved by the Wilderness Park Architectural Committee and in accordance with the Minnesota Department of Health and PUD regulations. Failure to do so may result in removal or repositioning of the unit. Any replacement units (including the cabins) are limited to a maximum height of 15 feet measured from peak to the ground. Article VIII, E3, in our Bylaws, provides the Board with final authority for placement of a unit.

53. No new impervious surface materials may be added to any site without review and permission of the architecture committee and or the Board of Directors. See rule #106 on driveway impervious.

54. All individual storage sheds must be pre-approved by the Wilderness Park Architectural Committee as to the current standard for size, construction, design and placement. No storage sheds are allowed in the garage area.

55. Whereas no additional impervious surface can be added at Wilderness Park, lot owners may construct a deck over existing concrete or patio blocks as long as the deck is in compliance with the MDH (Minnesota Department of Health) 10-foot rule, are not within 75 feet of the lakeshore line and do not obstruct other members view of the lake from their unit. Fences or privacy railings around outdoor patios are not permitted. Design, size and construction materials allowed shall be approved by the Wilderness Park Board, MDH and Architectural Committees before requesting a building permit from the City of Crosslake/Crow Wing County.

56. The following is a list of requirements that must be met by Wilderness Park Members interested in building a porch before approval by the Architectural Committee and Minnesota Department of Health Rules Committee.

1. Eligibility: Eligibility is based upon a 75 foot or greater set back from the lake shore, adds no additional impervious surface to the member's site, is in compliance with the Minnesota Department of Health 10-foot rule and the proposed porch shall not obstruct any other member's view of the lake from their unit. The Wilderness Park Owners Association Architectural and Minnesota Department of Health Rules Committees shall make all final determinations on the compliance of all porch projects to the above stated requirement.
2. Minnesota Department of Health: All porch structures must comply with the Minnesota Department of Health rules and requirements.
3. Porch Size: The size of a porch that can be attached to an eligible unit at Wilderness Park is limited to 200 square feet or less.
4. Impervious Surface: The construction of a porch shall not increase the amount of impervious surface at a members' site. The member may ask the Architectural and Minnesota Department of Health Rules Committees for permission to reconfigure their current impervious surface, so as to have a compliant porch added to their unit.
5. Construction: The support structure, roof and screen/window panels of all porches are to be prefabricated or custom built. All materials are to be maintenance free.
6. Snow Load and Wind Resistance Specifications: Snow load and wind resistance must be equal to or greater than those of the unit to which the porch is attached.
7. Electrical: Exterior and interior lighting and electrical outlet circuits must be in compliance with electrical code(s). Low energy consumption LED lighting is recommended but not required.
8. HVAC: No HVAC systems may be installed in the porch structure.
9. Porch Construction Inspections: Architectural Committee Member's will periodically inspect the building site and porch construction process to verify that the porch is in compliance with the Wilderness Park Porch Requirements.

57. Awnings must be retractable and constructed of canvas or similar material. Sail awnings and poles or planter poles are allowed, but must be taken down when not at the park staying in your park model. No permanent awnings or sunroofs (aluminum, fiberglass, or any other non-retractable materials) are permitted. (Updated Rule 12/6/22)



58. The placement of any permanent accessories to a unit, as well as any and all replacement or alterations to the outside of a unit or to a member's site must be preapproved as to size, location, appearance, design, and construction, by the Wilderness Park Architectural Committee. See the park website for the required Architectural Committee application form. (Updated February 2021)

59. Obstacles which are unsightly, or which unduly block the view, such as large satellite dishes, antenna towers, solar panels and the like are not permitted. Small satellite dishes and antennas are allowed, provided their placement is pre-approved by the Wilderness Park Architectural Committee and that have signed the waiver of liability damage. (Updated rule 12/6/22)

59. As you should all be aware; the Minnesota Department of Health (MDH) is now enforcing the 1968 law that requires at least ten feet of space between units in the park. This law includes steps and sheds which we are treating as a separate issue since other solutions may be available for those problems. For the purpose of this discussion, we are only talking about spacing between park model units within the park. One such violation still exists. MDH only requires action upon the sale, or replacement of a unit, so we have time to correct those outstanding violations.

However, another issue has come to light. That is replacement of units on sites that ARE currently NOT in violation the MDH ten-foot spacing rule. New park model units come in various lengths and widths. The width of a unit can be anywhere from ten feet to twelve feet or more. A new and wider unit could create a violation where none exists today. If for example, there is a ten-foot-wide unit on an existing site that has eleven feet between it and the next unit, there is no issue. If that unit is replaced by a twelve-foot-wide unit, there will only be nine feet between units, and a NEW MDH violation is created. This is NOT acceptable, and the board will NOT approve any such new unit installation. The board will also NOT approve an installation that requires your taking up space of the owner behind yours. That is, your new unit will not be approved if keeping ten feet clearance on the door side (your neighbor's space) of the new unit. Perhaps agreements can be reached with that neighbor, but the board will NOT require such an agreement. If the neighbor agrees to the loss of space, and there is still ten feet between units, the board will approve the installation.

When considering a new unit for your site, there MUST be ten feet of clearance between your new unit and BOTH of your neighbors without taking space away from your neighbor. That measurement includes all bump-outs or bay windows. You may cover some of your own patio (front/door side), but you may not take away a neighbor's space on the back side of your new unit. Again, the neighbor may agree to the loss of space meaning installation can proceed, but the board will not force the neighbor to make such an agreement. In that case installation cannot proceed.

This requirement may limit some owners in the selection of new units. However, we must not create new MDH violations where none exist today. We have no choice, and many models of new units with various width measurements do exist. IT is easier to select a different model than it is to correct a violation that could cost many thousands of dollars, and great inconvenience to many owners. The board will not allow such new violation to be created. Check BEFORE you purchase.

61. All members are required to fill out an architectural form and have it approved and signed by two members on Architectural form and have it approved and signed by two members on the Architectural Committee and one Board Member. If the forms are not filled out and work is done prior to approval there will be a \$100.00 fine with no warning issued. If the Architectural Committee finds that the work done was not authorized and does not meet the rules of our park, it will be required for the member to remove the change and put things back to the way previously it was at their own expense. (Updated February 2021)

**Grounds (100-149):**

100. All trees that are taken down in the park will be hauled to a designated area, and this wood may be utilized for campfires. None of the park wood may be taken off site. (Updated Rule 12/6/22)

101. A reasonable supply of firewood (No more than one fireplace chord 4 feet high by 8 feet long by about 18 inches wide) may be kept on an individual lot and must be neatly stacked in a firewood rack. No logs longer than 18 inches, or un-split stumps may be stored on a lot.

102. In order to assist lawn and ground maintenance personnel, excess water lines and electrical cords and dog leashes must be coiled under your unit. In addition, any picnic tables, lawn furniture, or firepots under which mowing is required should be moved to the unit's patio when the unit is not occupied.

103. Cutting or trimming of trees is not permitted without approval of the park staff.

104. For safety reasons, do not dig or plant without first consulting the Wilderness Park Architectural Committee or park manager as to the location of underground utilities.

105. Lawn sprinkling is restricted during hours of heavy water demand. All sprinkler systems on timers must be operating with a rain sensor. (Updated February 2021)

#### 106. Driveway Surface Rules:

1. Existing concrete driveways may be replaced with new concrete, river rock, or grey crushed granite. Note: The existing footprint of the current driveway may be decreased in size, but under no circumstances may it be increased in size.
2. Existing rock driveways may be modified by adding minimal additional depth of the same kind of rock now on the driveway or replacing the existing rock with new river rock (not smaller than 1" circumference) or with a layer of crushed grey granite not in excess of 4" thick. Note: The existing footprint of the current driveway may be decreased in size, but under no circumstances may it be increased in size.
3. Existing sand or grass covered driveway areas may be converted to a parking area covered with river rock (not smaller than 1" circumference) or layer of crushed gray granite not in excess of 4" thick. The area covered by the river rock or granite may not be more than the lesser of the current width and length of the sand or grass parking area or an area of no more than 600 square feet. (Updated Rule 07/18/23)
  - a. The cost of repairs of any damage done to individual unit driveways necessitated by septic, electrical, or water line repairs or modifications undertaken by the park are the responsibility of the unit owners and not the responsibility of Wilderness Park.

#### **Pets (150-199):**

150. When outdoors, pets must be kept on a leash or tethered within sight and control of the owner.
151. Pets must not be left unattended for any length of time. Barking dogs will not be tolerated.
152. All pet droppings must be immediately picked up, wrapped and placed in the garbage.
153. No pets are allowed in or around the swimming pool, beach area, tennis courts or play areas.

#### **Docks (200-249):**

200. ~~The number of docks currently in the park (2 four berth docks and 7 two berth docks on the shore west of the boat ramp, 30 four berth docks on the shore east of the boat ramp, one four berth guest dock and 7 two berth docks on the river) will not be expanded in number or length due to regulations imposed by the DNR and City of Crosslake. What we have is what we get by grand-fathered agreements with the DNR and City. This allows for 160 berths (156 for members and 4 for guests) currently available on the docks. **OBSOLETE RULE NO LONGER VALID. Rule #200 on berth docks quantity and take note: The CUP has been changed since this rule and we only have 150 spots allowed for docks see rule #202 and #210 for detailed changes. (Obsolete Rule 12/6/22)**~~
201. ~~All docks will be shared by four units (with the exception of designated “short docks west of the boat ramp, and on the river.”) (Obsolete Rule 12/6/22)~~
202. Each site is entitled to occupy one dock slip. (With 146 sites each needing one berth or one watercraft, and 4 guest berths we need 150 berths to accommodate all slip needs. The Wilderness Park Board of Directors shall govern the use of all dock slips.) (Updated Rule 1/18/23)
203. Dock material is privately owned and should be used only by members owning or those members that have rented from the pool drawing in the Spring each year. Owners or pool renters may give short-term (7 days or less) dock usage permission to members and to members guests to use their slip as long as they remain in compliance with the CUP of one watercraft per assigned slip. For safety and liability reasons, public use of our privately-owned docks is prohibited. The guest dock berths are available to guests of owners for short-term use. Each and every dock owner must consult their insurance agent to make certain they include dock liability insurance as part of their homeowner’s insurance. (Updated Rule 07/18/23)
204. the owners of each dock must register one of the owners as the “Dock Captain” for that dock. This allows the dock coordinator to contact one person whenever questions arise and gives the board one contact name in the case of storm damage and for dock installation or removal. Register the “Dock Captain” by sending an email to [secretary@wildernesspark.org](mailto:secretary@wildernesspark.org).
205. Each dock has a designated number which must be displayed on the dock (on section #1 on east side). Starting at the far west end of the park, docks are numbered 1-9 , Guest, up to the boat ramp, 10-32, from the boat ramp east to the beach area, P1-P7 east from the beach, and north side for R1-R12 north to south on the river. It is the dock captain’s responsibility to make sure your dock is numbered each year. (Updated Rule 12/6/22)

206. Changes in ownership or rental of dock spaces must be registered with the member serving as dock coordinator send information to ([secretary@wildernesspark.org](mailto:secretary@wildernesspark.org)) and they will forward to that coordinator. (Updated Rule 12/6/22)
207. Dock Pool Rental fees are at the dock owners discretion per dock space, per season. Rental fees are due to the owner before June 1<sup>st</sup> of that year that your name was drawn for rental. Dock Pool Rental is for only one season. (Updated Rule 07/18/23)
208. On docks with renters, it is assumed that the rental fees will be used to provide liability insurance, seasonal installation or removal of the dock, and keeping the dock in good, usable condition for the renter(s). It is strongly suggested that renters also carry liability insurance.
209. ~~Owners may elect to permit a renter to “Buy In” and become a partial owner of a dock. At current prices (10’ section = \$500, six sections = \$3000) that “buy in” may not exceed one quarter of a new dock price or \$750.00 whichever is larger. Shorter docks or river lifts may impact that maximum for those docks. Dock owners then share the cost of maintenance, replacement, installation and removal. (Obsolete Rule 12/6/22)~~
210. Any new replacement docks and/or dock sections are required to be aluminum or if a wood dock must use cedar wood style sections. Docks (with the exception of designated “short” docks west of the boat ramp, or on the river) are to be a minimum of 40’ in length, and a maximum of 70’ from shore. Docks on the river are to be a maximum of 40’ from shore. Docks shall not exceed 52 in width for aluminum docking and 48 in for wood docking. Tire dock bumpers are prohibited. (Updated Rule 02/16/2025)
211. Boat lifts are allowed on the river only.
212. Roll-in docks are allowed with the approval of the board. After consulting with our dock installation and removal contractor we have added the following provisions for considering approval of roll-in docks.
1. ~~If you are going to use the contractor for installation and removal of your dock, there is NO advantage to having a roll in dock since this would slow the contractors work rather than enhance it. You MUST install and remove your own roll in dock. Dock #28 is an exception to this rule since permission was granted long ago. (Obsolete Rule 12/6/22)~~

2. Roll-in docks do not work well in water deeper than about seven feet. They become unstable. They are also very difficult to pull out if they are longer than two sections (32 feet) since they must be broken down and removed one section at a time. They are also difficult to pull out if the shoreline is not relatively flat. There must also be enough space on the shore (about 25 feet) straight back from the dock to allow for removal and storage of the dock without making use of some other owner's area.

All of these considerations together mean that there are few current docks that could be easily converted to roll-in type docks and approved by the board. Perhaps some of the shorter docks (1-9) and those close to the beach area docks (31 through P2) may be able to qualify for conversion. No other docks are in suitable conditions for a roll-in conversion.

~~213. Dock owners cannot refuse to rent open dock space to another member. Doing so may result in the dock owner forfeiting the location of his dock. Also, you may not remove someone that has previously rented from an owner without Board approval even if the dock ownership changes. If a renter fails to pay the requested rental fee, notify the dock coordinator ([secretary@wildernesspark.org](mailto:secretary@wildernesspark.org)) and they will be given 30 days to pay the rental fee or forfeit their berth. Violation of this rule may result in dock owner's forfeiting the location of their dock. (Obsolete Rule 12/6/22)~~

~~214. Renters are allowed to seek other vacant dock berths and change their rental location during the months of January through May each season. Notice must be given to the owner of old rental berth before May 1<sup>st</sup> of each season. This allows the renter one month to find another renter. (Obsolete Rule 12/6/22)~~

215. Owners Dock slip are assumed to be "attached" to the owners unit site and can be advertised as available to any new owner as long as all fees are paid. (Updated Rule 12/6/22)

216. During the 2015 membership meeting the membership approved a motion to have the board oversee the dock installation and removal process by tracking bids, selecting a contractor, and making one payment to the contractors. The Dock Install/Takeout Coordinator will do the work of getting contractor bids, and the Wilderness Park Treasurer will be tracking payments. The park staff and the Install/Takeout Coordinator will work with the contractor to assure proper installation each spring. Owners can "opt out" of using the contractor if they wish by contacting [secretary@wildernesspark.org](mailto:secretary@wildernesspark.org). (Updated February 2021)

Any new docks, lifts or changes to a dock slip the owner(s) will need to complete an ARC form and submit it via email to the board ([board@wildernesspark.org](mailto:board@wildernesspark.org)). The owner(s) will

need approval and installation date prior to any of the above changes being implemented. (Updated July 16<sup>th</sup>, 2024)

217. “Dock Captains” for docks that are to be installed and removed by the board selected contractor (see rule #216) are required to submit full installation/removal payment to the treasurer when billing takes place. Since the park opens April 1, we want docks installed as soon as possible (weather permitting) but no later than the Friday prior to the fishing opener, installation payments are due, in full, to the Wilderness Park Treasurer upon receipt of the bill. Since the park remains open until October 31, docks need to be removed from the lake as late as weather permits but no sooner than the first weekend of October and no later than October 31st as weather permits. (Updated February 2021)

218. If installation/removal payment is not received as required (see rule #217) processing will vary depending upon our contract. If payments go to the contractor directly the contractor will determine how to treat late payments. Whatever their policy is, the board will support their normal policy. If payments go to the Wilderness Park Treasurer, the contractor will be paid and a late fee of \$25.00 will be assessed to the dock owners for each month the bill remains unpaid starting ten days after the due date. If payment is not received before April 1 of the following year the dock will be taken off of the list for the park dock contractor’s attention and the dock will NOT be installed. If late fees and contractor fees exceed \$1000.00 (basically one year’s fees) ownership of the dock will pass to the board which can then sell the dock to the highest bid in excess of the amount due. (Updated February 2021)

219. All boat/utility trailers, paddle boats, sailboats, catamarans, personal watercraft, or any other watercraft not secured to a dock must be parked in the short-term boat trailer parking lot or in a garage. Canoe racks are available for storage of canoes by the river docks. Owners may store canoes, paddle boards and kayaks on their patios as long it does not impede on your neighbor or thru access. Guest boats/trailers must be parked in available spaces in the garage area. Temporary parking sites are available for guest vehicles and temporary overflow parking for members (see park maps.) (Updated Rule 12/6/22)

220. Dock Pool Rental Rules & Procedures:

1. Owner must submit to the WPOA Board their assigned slip notification form to have their slip put into a membership drawing with the method used for the drawing to be selected by the WPOA Board (examples: electronic or paper draw) by April 1<sup>st</sup> of each season.

2. The slip rental is for one season once the docks are installed till the season ends with the docks being removed.
3. Owner must provide proof that the dock slip the owner wants to put for rent is covered by the original owner's insurance to allow coverage for rental income property for the dock and liability insurance. A letter from the insurance company and policy number must be provided with the notification form to be included in the upcoming rental pool.
4. Rental rate for the slip is per the published Rules and Regulations.
5. Slip Owner must cover the insurance, take in/take out fees and upkeep of their dock slip.
6. The dock slip is not available to anyone, but the renter. If owner decides to sell during the season his property in Wilderness Park, the slip would not be available to the new owner until the rental is complete for that year.
7. If the owner has a grievance with the renter, they need to submit the issue to the Board and cannot remove the renter unless approved by the Board during the rental season.

#### **Renter's Rules:**

1. Renter can only be a registered stock certificate Owner in Wilderness Park Owners Association.
2. Renter must register their boat model and license number with the WPOA Board.
3. Renter must have permission from the Dock Slip Owner to install any bumpers or accessories attached to the docking structure.
4. Renter is only responsible for the rental fee per the current Rules and Regulations which is due to the original slip owner by June 1<sup>st</sup> of the season they will be assigned to. If not paid the board will redraw for the open slip from the list submitted originally.
5. Upkeep of the dock, insurance and install and takeout fees are paid for by the original slip dock owner.
6. All dock rules need to be followed as per the Rules and Regulations. (New Rule 12/6/22)

#### **Selection Process:**

1. Selection will be at the Spring Meetings starting in the 2023 Season.
2. If more than 1 slip is in the rental pool, as a member is drawn, they will choose from the slip choices available.

221. The river dock slip owners are only allowed to use solar power. R1M (Lot 44) is grandfathered in with electric usage until he replaces his lift then the owner will be required to convert to solar power only. (New Rule 1/18/23)



222. The bay, lakefront and pontoon dock slips must have electricity that has been permitted and installed by licensed and bonded electrical contractor that the Association currently uses. An electrical architectural form must be submitted to the Architectural Committee and have WPOA Board approval of the project prior to installing. (New Rule 1/18/23)

223. Each lot is allowed one watercraft on a slip. If you have more than one watercraft on a dock or extra watercraft docked at the visitors slip for more than just loading and unloading purposes then you will be fined. This is in order to protect that the Association stays in line with the CUP.

Violation 1: Fine \$400.00

Violation 2: Fine \$800.00

Violation 3: Rescinding of the shares for that lot

The fines need to be paid within 10 days or the water and the electric will be turned off to your site till it is paid. (New Rule 1/18/23)

#### **Garage Units and Outside Parking Area (250-300):**

250. The “storage Area” consists of all the acreage accessed through the gated road on the north side of Wilderness Trail, just past the park entrance. This area will be used for:

1. Refuse and recycling bins.
2. Park maintenance office and garages.
3. Hobby shop.
4. Owner garages.
5. Storage for sites without a garage.
6. Temporary parking for all owners to share.

The board will manage this area so that it remains secure, accessible, usable and available to all owners. The following rules will apply to general usage of the area and specific rules for each of the six designated usage types.

The storage area was originally planned to provide one and only one boat storage slot for each unit in the park. Some years later a proposal was made to the City of Crosslake for the construction of boat storage garages in the “storage area”. When the garages were approved it was our goal to provide one garage for each unit in the park. To secure City Building Permits and funding the following agreements were made:

1. WPOA agreed with the City of Crosslake to not build additional garages.

2. WPOA agreed with the City of Crosslake to not allow outside storage of any equipment anywhere in the park when the park is not open during the “closed” winter season (November 1st to March 31st).

WPOA agreed with the City of Crosslake to not create additional impervious surface area above what was currently assigned to the “storage area”.

146 garages were needed, but not everyone wanted to provide funds to meet that goal. A group of owners agreed to purchase an extra (pool) garage with the provision that they would give them up if an owner with no garage agreed to purchase one of the pool garages. A drawing would be held to determine which pool garage would be sold. The price would be defined by the Occupancy Agreement. The board agreed that each site should own a garage or have a reserved parking slot in the “storage area” for the storage of boats or boat trailers.

With this agreement we are able to say that each site is entitled to (a) ownership of one garage unit; or (b) use of one outdoor parking space in the “storage area”. Currently there are four units (#46 & #54) that HAVE NOT purchased garage units. Each will be provided with a reserved parking slot in the “storage area”. The four owners can release their reserved slot if they wish. They just need to notify the board. (Updated Rule 12/6/22)

All available parking in the garage area will be used on a first-come, first served basis except the five places just west of the gate that are reserved for the sites without garages (see above).

Do not park in any manner or location that restricts access to garages, roads, dumpsters or paths. (Updated February 2021)

251. Areas used for Refuse, Recycling, the Maintenance garages, and the Park office will be controlled by the board. Our goal will be to keep these areas in good repair, safe, and suited for the functions assigned.

252. The Hobby Shop is intended for all owners to have access to woodworking equipment needed for hobbies, repairs, or improvement to their sites and units. Because of the dangerous equipment in use a liability waiver must be signed, and a one-time \$25.00 access fee will be charged for making keys and maintaining equipment. A Hobby Shop Coordinator will be named to maintain the equipment.

253. Garages and garage owners will adhere to the following rules for occupancy of a garage unit.

1. Only owners of units in Wilderness Park shall be entitled to own or use a garage unit.
2. Each garage is part of the unit and may not be transferred separately.
3. The rafters (trusses) of the building are designed to support only the roof; therefore, NOTHING can be suspended from them except garage door openers.
4. If you wish to store items overhead, they must be supported by the walls or floor. (Please see the park staff or board for ideas and or approval).
5. No hazardous or flammable materials may be stored in the garage buildings. Only gasoline contained in the gas tanks of boats, cars, golf carts, lawn mowers, or in approved safety cans or Department of Transportation approved containers may be stored in the buildings.
6. Since the electric costs are a shared expense, no kitchen, appliances, refrigerators, freezers, or space heaters of any kind may be used in the building.
7. **No unattended or overnight charging of boat batteries is allowed in the garages. Charging any equipment is prohibited during the off-season. This includes trickle chargers.** Only occasional battery charging of boat batteries, etc., is permitted. Charging of golf cart batteries must be accomplished at the owner's lot site. **(Updated 07-15-2025)**
8. Any damage to a unit must be reported to the park staff or board. Damage of a unit will be repaired at the expense of the owner. Third party damage repair costs will be the responsibility of the owner, and the owner must recoup losses from the third party. If necessary, Wilderness Park Owners' Association can make needed repairs and assess the unit owner.
9. The park staff and/or Board of Directors have on-demand inspection rights of individual units.
10. The board of Directors shall govern the use of all storage buildings.

255. Storage Area unreserved parking slots will be governed by the following rules:

1. All items parked in the storage area must be tagged with some indicator of which unit number is associated with the item (boat, trailer, etc.). This allows for easy identification of the owner in case of accident, storm damage, or congestion.
2. Any areas that need to remain open will be posted with "No Parking" signs.
3. Only "diagonal" parking is allowed along the west edge of the storage area in order to maintain a 35-foot path for the garage owners to access their garages.
4. No parking is allowed in any areas where garages face each other. These areas are for driving access and garage access.

5. All items in the storage area must be removed by October 31<sup>st</sup> and may not return before April 1<sup>st</sup> each season.
6. All parking slots will be on a first come, first served basis. You cannot reserve or block access to any parking slot.
7. Nobody is allowed to reside or stay overnight in campers, fifth wheels, or trailers of any kind at any time.
8. No long-term storage of any item is permitted without board approval.

The board is under NO obligation to provide long term storage other than in garages and reserved parking slots. The open areas of the storage area are intended primarily for special case short term needs of owners or parking of boats or boat trailers being used by guests while they are in the park.

For the purpose of this discussion “long term” means anything more than one week (7 days) over a four-week (28 day) period. Guests may not leave equipment in the park unless they are actually staying in the park the entire time at an owner’s site. (Updated Rule 12/6/22)

Special case needs for owners would include moving furniture, appliances, or other furnishings in or out, remodeling needs for materials or equipment and other such activities.

This implies that parking slots can be used for short term parking of guest boats or pontoons, guest boat or pontoon trailers, campers, fifth wheels, trucks, cars, vans, SUV’s, utility trailers, cargo trailers and atv’s, side by sides or snowmobiles on trailers. Items NOT allowed in open parking slots at any time include canoes, paddle boards, golf carts, paddle boats, swim pads, kayaks, fish houses, or anything else not specifically mention above as permitted items. Such items should be kept in garages or outside the park only. NOTE: SEE RULE 256 on dates this is NOT allowed. (Updated February 2021)

256. Holidays are busy and crowded. This includes Memorial Day, the week of July 4<sup>th</sup> and both weekends surrounding that date, and Labor Day. Parking is at a premium on these dates. All vehicles should be parked at your site or in designated overflow parking areas. Being reasonable and courteous is essential. The board will not approve any long-term parking requests that span these dates. Do not use overflow parking areas if there is space at your site. Do not park in areas marked “no Parking”. Do not block roads, paths or other sites.

257. Garage Units, also known as Storage Garages or Storage Units, shall be assigned to a Unit subject to an Occupancy Agreement for living purposes (herein after “Owner’s

Unit”) and shall not be sold other than in conjunction with the sale of the Owner’s Unit; except that Garage Units remaining in the “2007 garage pool” or a second “Extra Garage Unit” owned by a Member may be sold to another Member with the selling Owner’s Unit being sold. **(Note two owners prior to this rule did sell their garages to another member and those are grandfather in as ownership, as there was no rule in force on this issue at the time).** (Updated February 2021)

**Storm Shelter and Pavilion Use (301-349):**

- 301. Reserving the storm shelter or pavilion for private parties will not be permitted. Both facilities will remain available for use by all members, their families and guests- 24 hours a day, 7 days a week.
- 302. Children under the age of 15 must be supervised by an adult after 9:00 p.m.
- 303. There will be no storage of personal property in the shelter or on the pavilion.
- 304. Quiet hours, as set forth in the Wilderness Park Rules and Regulations, will apply to the shelter and pavilion as well.
- 305. Members and their guests who use the pavilion and/or shelter are responsible to clean the facility before leaving it, including removal of all personal items and decorations and hauling all excessive trash to the park trash receptables.
- 306. The overhead doors connecting the shelter and the pavilion will remain closed when the building is not in use.
- 307. The indoor shelter, when not being used for a weather emergency, is available for use by members, their families and guests for indoor games and activities only. In order to avoid personal injuries or damage to the building and its contents, no bikes, roller blades, skateboards, floor hockey equipment, basketballs, remote toys, or the like are permitted in the building.
- 308. No parking is permitted on the pavilion or in the storm shelter building.
- 309. No glass beverage containers are permitted on the pavilion or in the storm shelter building.
- 310. No smoking is permitted in the storm shelter building.

**Carts (350-399):**

350. With exception of gas or electric golf carts, only street licensed for street use vehicles, as defined by the MN Dept of Public Safety in the year 2022, may be used for transportation purposes within the park. All off road trail registered vehicles must remain in the garage and entrance area for storage and parking purposes only.

During the closed season (when the water is off), ATV's and snowmobiles may be used by members on the park roads to access the boat landing for day use only. (Updated Rule 12/6/22)

351. With the exception of gas or electric golf carts, use of off-road vehicles (3 wheelers, 4 wheelers, side by sides, dirt bikes, motorized scooters and similar vehicles) is prohibited in Wilderness Park. Only street legal vehicles (state licensed for street use) may be utilized for transportation purposes within the park.
352. Golf carts must be maintained in good working order; any golf carts with excessively noisy exhaust may not be operated in the park.
353. Golf carts are required to be registered with the WPOA Sales/Closing Coordinator and pay a one-time \$25.00 registration fee. Owners must provide proof of insurance for their golf cart. (Updated Rule 12/6/22)
354. Golf carts must display their registered number to be clearly visible on the rear of the golf cart.
355. Only licensed drivers may operate golf carts in the park.
356. Golf carts are only to be driven on the roadway, trails or designated golf cart parking areas. Golf carts must operate with lights on after sunset. (Updated Rule 12/6/22)
357. Each golf cart is made to seat a defined number of people (2, 4, or 6). Golf carts cannot be operated containing more people than can be comfortably seated on the unit. (No standing on the back.)
358. Violators of the rules pertaining to golf carts will be warned either in verbal or written form for the first offense, 2<sup>nd</sup> offense will be a written letter with a \$50.00 fine. Your third offense will be a written letter with a \$100.00 fine and removal of the golf cart from the park for 3 years. The WPOA Board has been empowered to issue violations and report the violations to the WPOA Treasurer for the fines to be collected. (Updated Rule 12/6/22)

359. Continued violations could result in fines of \$100.00 or loss of golf cart privileges within the park. (Falls under rule 357)

360. A speed limit of 10 mph for all golf carts, motor vehicles, bikes and e-bikes will be strictly enforced in the park. This limit must be observed for the safety of all members and their guests. (Updated July 16<sup>th</sup>, 2024)

Any concerns or disputes concerning any of the above Rules and Regulations shall be decided by the Board of Directors.