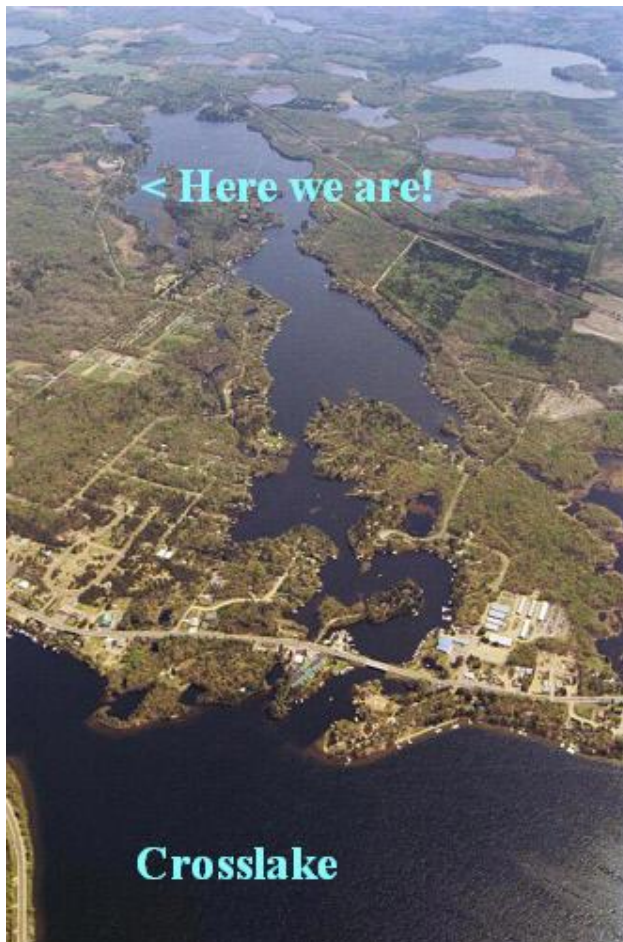


Wilderness Park

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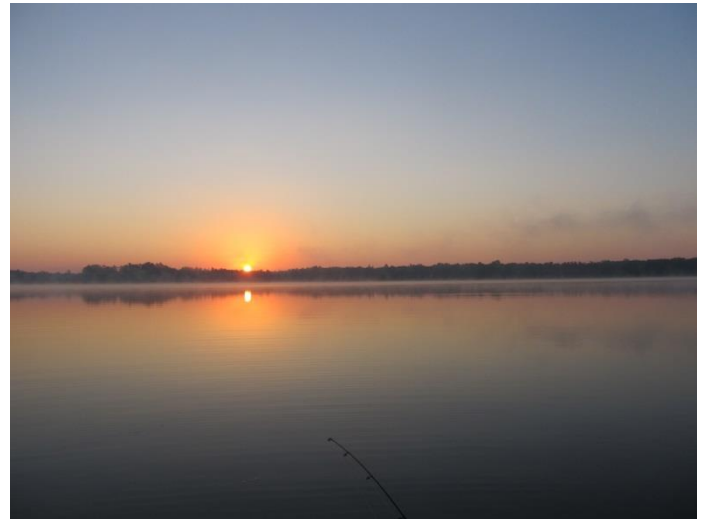
Welcome to the Wilderness Park Owners Association web page. Since you are reading this page we will assume that you are either new to the park, considering becoming an association member, or just seeking information about the park and the association. There is a host of information and answers to many of your questions available on the public portion of this web site. The purpose of this section of the web site is to give you a general overview of that information, and refer you to specific portions of the web site for more detailed information. Reference to other portions of the web site will be made by giving the name (in brackets) that appears on a tab of the web site. This portion [Getting Acquainted] is what you are reading now. Other tabs can be selected at a later time for more details.



Wilderness Park started as a resort (North Shore Resort) in 1931 [Wilderness Park History]. It was a family owned and operated business (three separate families over the years) until 1987 when it was converted to an association owned and operated residential living community as it exists today. The park currently has 146 sites [Site Map] and therefore 146 association members. Each member owns a portion of the 100,000 shares of the corporation known as the Wilderness Park Owners Association (WPOA). The number of shares controlled by each member [By Laws] was determined by the location of each site within the park when the association was incorporated. However, each member has only one vote on all matters brought before the association. The members elect a five member board of directors [Contact Info] to manage the day-to-day operation of the park. The park manager [Contact Info] works with the hired staff and contractors under direction from the board to maintain a safe, clean, and inviting environment for all members.

Each member pays dues on a quarterly basis to finance the operation of the park, staff salary, upkeep, equipment, facilities, and the legal requirements (taxes, inspections, licenses, etc.) of the park. Having the advantage of 146 members means that a \$3000 repair bill only amounts to about \$20 per owner. For this reason the dues cover almost all of the necessary financial needs for the park. In fact, the association is currently in a strong financial position with a fully funded operating reserve (25% of budget), and replacement fund (50% of budget). Special assessments do arise from time to time in order to cover out-of-budget items like city assessments (road pavement),

facility upgrades (storm shelter), or member voted improvements (shoreline restoration).



The WPOA is governed by the corporation laws of Minnesota, and the association By Laws [By Laws] which were filed at the time of incorporation. We also have a set of Rules and Regulations [Rules and Regulations] which promote a safe, friendly, and harmonious environment within the park. Together, these By Laws and Rules also assure that we comply with all city, county and state laws which apply. Our yearly membership meeting (September), and financial review meeting (May) allow the members to discuss and vote on changes to either the By Laws or the Rules. The board of directors is responsible for enforcing member compliance.

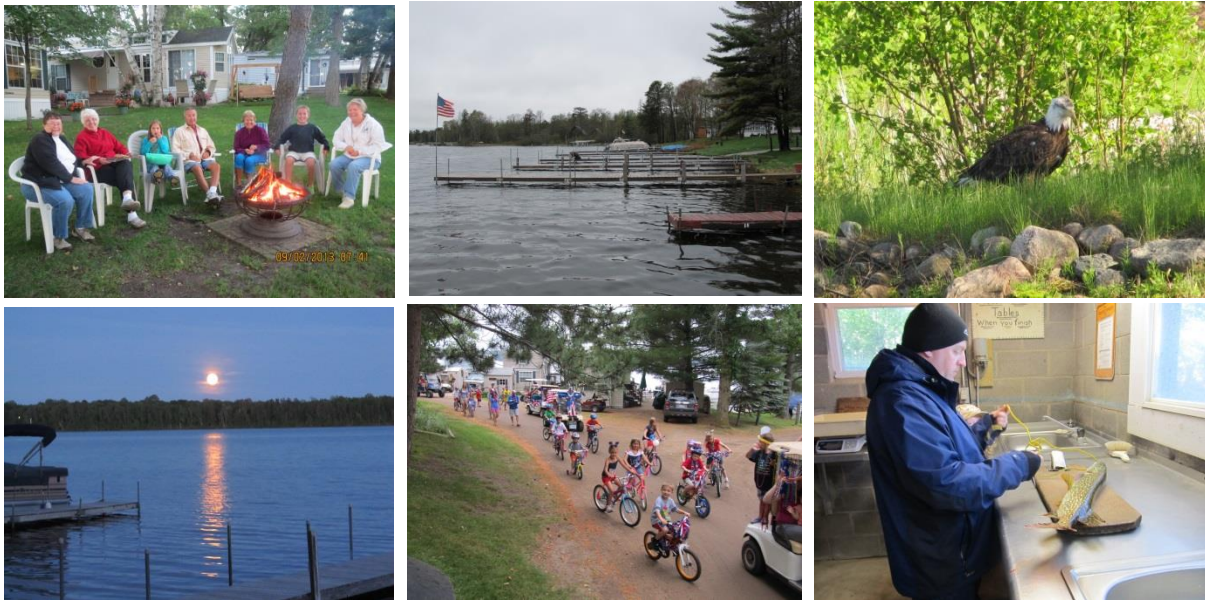
The board of directors manages the facilities and grounds within the park. Individual members do NOT own property within the park, only shares in the association. The association owns, and controls (through the board) all of the property and facilities within the park. This includes the heated pool, bath house, boat landing, beach, and storm shelter to name a few. A more complete list of facilities is

provided on this web site [Q and A].



Various committees have been formed to assist the board in park management. The Architecture Committee oversees all grounds changes (new living units, landscaping, tree cutting, etc.), the Shoreline Restoration Committee manages our shoreline efforts [Shoreline Restoration], and the entertainment committee coordinates some of the many park wide, activities taking place in the park for all members. Mentioning our fishing contests, coffee and donut sessions, pot lucks, and holiday festivities only scratches the surface. There are many fun activities planned for all ages, all year [Calendar of Events]. We encourage everyone to take part. You can see a record of some of these events in our photo gallery [20th Anniversary Video, 2011 Photo Gallery, 2010 Photo Gallery].

If you are interested in becoming an association member, we invite you to come to the park during our summer season (May 1 to September 30), look around, and talk to members. We have also provided much more detail, and answers to your questions [Q and A] on the web site. That is a good place to start. There is also a listing of available sites [Lots for Sale], and the share purchase process [Transfer of Shares] provided for your use. Please review all of these web pages to help you determine if our shared community lifestyle meets your summer lakeside living needs.



So, welcome to Wilderness Park! Enjoy the lakes! And if you have additional questions, let us know [Contact Info].

January 2014