

Wilderness Park Homeowners Association (WPHOA)

Important Member Packet - Proposed Governing Documents and Annual Meeting Notice

Date: July 15th, 2026

Dear Wilderness Park Homeowners,

We are pleased to provide you with the proposed **Declaration of Covenants, Bylaws**, and **Q&A document** summarizing the key changes.

Why Are You Receiving These Documents?

These documents replace our prior (now expired) covenants and modernize our governance to better serve the community. The revisions focus on:

- Clearer language that is easier for all homeowners to understand
- Compliance with current Minnesota law (Minnesota Common Interest Ownership Act (MCIOA))
- Improved rules for assessments, maintenance of common areas (roads, clubhouse, lake access), enforcement, and member rights
- Better protection and long-term sustainability for our unique northern Minnesota community

How to Vote

The proposed Declaration of Covenants and Bylaws will be presented for member approval at the **Annual Meeting of the Members** on **Saturday, August 15, 2026**. A simple one-page Yes/No Ballot is included in this packet. Please complete, sign, and date the ballot to record your vote.

You have several ways to cast your vote:

1. **In Person** (most common) Attend the Annual Meeting on August 15, 2026, and vote in person.
2. **By Proxy** (second most common) You may appoint another member to vote on your behalf. A proxy form is included in this packet. Please complete, sign, date, and return it (or bring it to the meeting). Only one proxy per member is allowed.
3. **Other Methods** (if you cannot attend or appoint a proxy)
 - Mail your signed ballot/proxy to: [Insert Mailing Address]
 - Email a scanned signed ballot/proxy to: Wilderness.park.hoa@tds.net (Subject: Annual Meeting Vote)
 - Drop off your signed ballot/proxy in the clubhouse drop box

All votes must be received by Saturday August 15, 2026, to be counted.

If maintaining the current HOA structure is a priority, please review the attached documents carefully and consider voting in favor. If you have concerns about governance or costs, please attend the annual members' meeting or submit a proxy so your voice can be heard. Your participation is essential. These documents will only take effect if approved by the required percentage of owners. If you have questions, feel free to contact any Board member.

Thank you for your continued support and engagement in keeping Wilderness Park a great community. We look forward to seeing you at the Annual Meeting Saturday August 15th, 2026.

Sincerely,

Wilderness Park Homeowners Association Board of Directors