

Wilderness Park HOA – Declaration of Covenants Questions and Answer

Why is the Board creating a new Declaration of Covenants and Bylaws?

- The existing Declaration was put in place when Wilderness Park was formed in 1975. This document brings the language up to date with current state statutes.
- It is the goal of the Board and the members to protect our community and common elements while giving Owner's autonomy of their property.

What is the difference between a 317A and a 515B as referenced in the Covenants?

- 317A is the statute that is used to create a nonprofit corporation or association for any nonprofit reason. Wilderness Park was created as a nonprofit corporation under the MN State Statute 317A. This does not change.
- 515B is the MN State Statute that enables a nonprofit corporation or association to record rules and the power to assess owners of land with a plat.

Can members of the Board access your property without permission?

- No. The Board only has the power to access the easement portion of your property with the intention of removing hazards to the common areas, for example the roads.

How will my annual dues and right to vote change?

- With the new annual dues structure in place each member is allowed 1 vote whether they own 1 lot or many lots.
- The annual dues structure is amended so that each member pays the same regardless of the number of lots owned.
 - Annual dues payable in 2025 will remain the same as 2024.
 - Once the documents are in place the new annual dues structure takes effect.
 - The annual dues may increase in 2026 based on the next fiscal year budget. The Board has the ability to raise them by 5% without a member vote.

Why are there so many land use restrictions?

- After extensive feedback from the members over the last year or more these are the restrictions that were important to our community.
- The Board follows Cass County laws.

Why should I sign and agree to this document?

- With a majority vote of the members, this document creates a transparent set of rules for our community that protects the Owners and allows for continuous maintenance and improvements to the common areas.