

Welcome to Wilderness Park Homeowners Association (WPHOA)

Easy-Read Summary of Key Rules (Full details are in the Declaration and Bylaws.)

1. What is WPHOA? A community of homeowners working together to maintain roads, the clubhouse, lake access, and common areas.

2. Assessments (Effective January 1, 2027)

- Annual dues: \$400 per lot plus \$20 for each additional lot.
- Increases are limited to 5% per year unless Members vote to allow a higher increase.
- Pay on time to avoid late fees and the loss of clubhouse/pool access.

3. What You Can and Cannot Do on Your Lot

- One single-family home only.
- No short-term rentals or leasing.
- Follow Cass County rules for building, wells, septic, and setbacks.
- Keep pets under control and clean up after them.
- No trash dumping or clear-cutting trees.

4. Private Roads

- The HOA maintains the roads, including snowplowing.
- Do not block roads or damage them with heavy equipment.

5. Lake and Recreational Areas

- Use at your own risk.
- Follow posted rules.
- Guests are your responsibility.

6. Violations

- If you break a rule, you will receive a written notice and be allowed a chance to fix it.
- You have the right to a hearing with the Board before any fine or suspension.

Questions? Contact the Board by email at wilderness.park.hoa@tds.net or attend a monthly meeting. All governing documents are available on the website or by request.

Remember: These rules protect everyone's property values and enjoy the beauty of our northern Minnesota community.