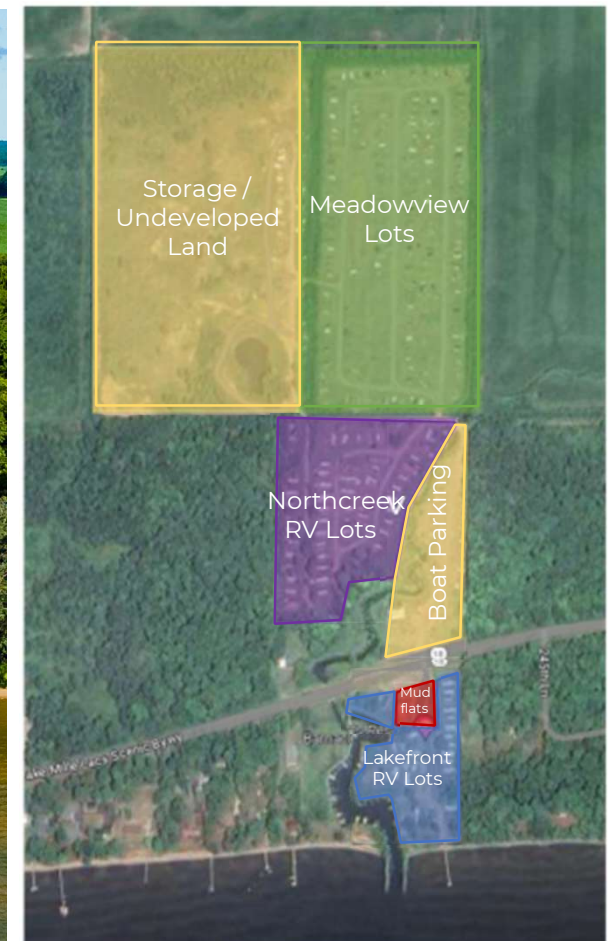
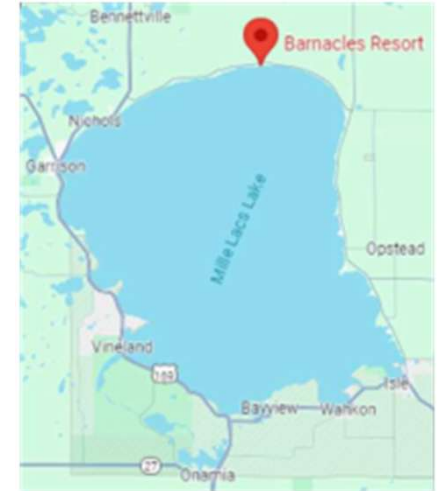




BARNACLES RESORT is an outdoor and family orientated property located on the north side of Mille Lacs Lake in Aitkin, Minnesota, only two hours north of the Minneapolis / St. Paul metro area. The Resort has three seasonal full hookup RV sections — 40 Lakeside RV Lots, 57 Northcreek RV Lots, and 92 Meadowview RV Lots. Fish houses can be placed on the Meadowview lots and Barnacles also offers primitive fish house lots and fish house storage. The postal address is 36569 State Highway 18, Aitkin, MN 56431.

Fish House lots and storage space are leased on an annual basis. The 2026-2027 season runs from April 1, 2026 to March 31, 2027. Electric-only lots in Meadowview lease for \$1,750, primitive lots lease for \$1,400, and a space in storage leases for \$850. Electric-only lots have access to WiFi internet. The fish house park is plowed in winter and fish houses can be used year-round. Members with skid houses can contract directly with North Mille Lacs Ice Fishing to have their house pulled onto the ice during winter. Fish House Members have access to the sandy swimming beach, the private Barnacles boat launch, a heated shower house and playground. Mudflats Bar & Grill (<https://www.mudflatsmillelacs.com/>) is located on site.



BARNACLES RESORT - WEALTHWOOD, AITKIN COUNTY, MINNESOTA

2026-2027 FISH HOUSE RATES

	Paid-in-Full	Two Payments		Monthly	Pull Fee ²
		April 1st	October 1st		
ELECTRIC-ONLY LOTS	\$1,750	\$950	\$950	\$175	\$250
PRIMITIVE LOTS	1,400	750	750	140	250
FISH HOUSE STORAGE	850	200	795	90	250

Note: The 2026-2027 Season runs from April 1, 2026 to March 31, 2027

Note¹: Executed Agreement with Automatic ACH setup required for monthly payments

Note²: Members can contract directly with North Mille Lacs Ice Fishing to have their skid house pulled onto the ice during winter

ELECTRIC-ONLY LOT PAYMENT OPTIONS

- a) Payment in Full: \$1,750 due by April 1st
- b) Two Payments: \$950 paid by both April 1st and October 1st (i.e., \$1,900 total)
- c) Monthly: \$175 ACH Payment due by the 1st of each month for the twelve (12) months from April to March (i.e., \$2,100 total)

PRIMITIVE LOT PAYMENT OPTIONS

- a) Payment in Full: \$1,400 due by April 1st
- b) Two Payments: \$750 paid by both April 1st and October 1st (i.e., \$1,500 total)
- c) Monthly: \$140 ACH Payment due by the 1st of each month for the twelve (12) months from April to March (i.e., \$1,680 total)

FISH HOUSE STORAGE PAYMENT OPTIONS

- a) Payment in Full: \$850 due by April 1st
- b) Two Payments: \$200 paid by April 1st and \$795 paid by October 1st (i.e., \$995 total)
- c) Monthly: \$90 ACH Payment due by the 1st of each month for the twelve (12) months from April to March (i.e., \$1,080 total)

Dues include access to the heated shower house and a season pass to use the harbor launch during the summer. Electric-only lots have access to complimentary Wi-Fi internet. Electric usage is individually metered and billed back at \$0.19 per kWh plus a \$50 annual meter fee. Members can contract directly with North Mille Lacs Ice Fishing for ice road access.

Members at Barnacles Resort have access to all the resort amenities, including the swimming beach and playground. Members have first right to lease seasonal slips in the Barnacles harbor. Slips lease for \$650 for the 2027 open water season.

All new leases will cover through March 31, 2027 and then – without cancellation by the seasonal member at least 30 days prior to the renewal date – will automatically renew for successive 12-month seasons.

BARNACLES RESORT RULES

Barnacles Resort prides itself on being an angler- and family-friendly resort. The following rules are established to maintain compliance with the resort's Aitkin County Conditional Use Permits and to protect the quiet enjoyment of our Members.

- 1. Quiet hours.** Quiet hours are from 10:00 p.m. to 7:00 a.m. During quiet hours, please keep noise - including music, voices, and generators - at a level that will not disturb neighboring Members.
- 2. Amenities.** Members will act in a respectful manner while using Barnacles Resort amenities (e.g., lakeside swimming beach, boat launch, harbor). All amenities are used at the Member's and their guests' own risk; no lifeguard is on duty at the beach, or lake, and Members are responsible for supervising children at all times. Additional posted rules apply at the beach.
- 3. Fireworks.** No fireworks are allowed on any Barnacles property.
- 4. Firearms.** Firearms are not allowed on Barnacles property located south of State Highway 18 or in any common area (shower houses, playgrounds, etc.). No hunting or discharge of any firearm is allowed on any Barnacles Resort property.
- 5. Smoking, vaping, and controlled substances.** No smoking or vaping of any kind - including tobacco and cannabis - is permitted in shower houses or common areas. No illegal drug use of any kind is permitted.
- 6. Campfires.** Campfires are allowed only in contained fire rings or approved fire pits, and only when permitted by local law and current fire-danger conditions. Please consult the Minnesota Department of Natural Resources (DNR) for current guidance and restrictions.
- 7. Units per lot.** Only one RV or fish house is allowed per lot. Non-wheelhouse recreational vehicles - including truck bed campers, fifth wheels, pop-up trailers, travel trailers, and motorhomes - are not allowed on lots leased for a fish house.
- 8. Tent camping.** Tent camping is not allowed on any lot.
- 9. Garbage.** No burning of garbage. Garbage must be deposited in Barnacles dumpsters and must not be heaped above the top rim of the dumpster.
- 10. RV waste.** Gray water and black water must be disposed of only at designated facilities and never discharged onto the ground or into wetland areas or the lake.
- 11. Electric heaters.** Electric heaters are prohibited in skid houses and homemade wheelhouses due to the significant fire-hazard and electrical-load risks.
- 12. Outdoor lighting.** Outdoor lighting must be downward-directed.
- 13. Lot modifications.** Modification of lots (e.g., tree removal, additional fill) is not allowed without the prior consent of Barnacles Resort Management.
- 14. Storage sheds.** One storage shed, not to exceed 120 square feet, is allowed per lot. If the storage shed exceeds 25 square feet, approval from Management and an Aitkin County permit are required prior to installation.
- 15. Decks.** Decks must be detachable and no larger than 300 square feet, and no overhangs from RVs or fish houses are permitted. Any deck that is more than 6 inches off the ground or larger than 32 square feet requires prior approval from Management and an Aitkin County permit.

BARNACLES RESORT RULES (CONTINUED)

- 16. Pools and trampolines.**No swimming pools, wading pools, hot tubs, trampolines, or similar recreational installations may be set up, installed, or maintained on any lot or elsewhere on Barnacles property. Any such item is subject to removal at the Member's expense upon notice from Management. Supervision of children anywhere on the property, including in and around the lake, remains at all times the sole responsibility of parents and guardians.
- 17. ATVs and similar vehicles.**ATVs, golf carts, UTVs, mini-bikes, electric scooters, and similar vehicles (collectively, "ATVs") are to be used for point-to-point travel only, must travel at no more than 10 mph, and must yield to pedestrians, bicycles, and other vehicle traffic. ATVs must be operated by a person holding a valid driver's license, carry no more passengers than the manufacturer's seating allows, and be appropriately licensed, insured, and maintained where applicable, in accordance with governmental regulations and manufacturer guidance. Unless traveling to or from the water front, bar restaurant or departing from / returning to a lakeside RV lot, ATVs are not to be used on the Barnacles Resort Property south of State Highway 18.
- 18. Vehicle speed.**All vehicles must observe a maximum speed of 10 mph throughout the resort and must yield to pedestrians.
- 19. Storage area.**The storage area is not open for general Member use. Members may access the storage area only if they have a fish house or other personal property in storage, and only for purposes related to that property. All other access requires the prior consent of Management.
- 20. Aquatic invasive species.**Members and their guests must comply with all Minnesota aquatic invasive species laws. Before leaving the water, clean all aquatic plants, zebra mussels, and debris from watercraft, trailers, and equipment; drain all water by removing drain plugs and keep them out during transport; and dispose of unwanted bait in the trash. It is illegal to launch a watercraft with plants or invasive species attached or with water in any compartment, or to transport water away from the lake.
- 21. Pets.**Pets are welcome and must be leashed at all times and cleaned up after. Pets may not be brought into the shower houses, left unattended, or allowed to bark or otherwise become a nuisance. Pets are not allowed in the swimming area but are allowed in the harbor. A maximum of two pets is allowed per lot, and current vaccination records must be available upon request. Service animals, as defined under applicable law, are exempt from certain pet restrictions.
- 22. Courtesy.**Members shall be courteous and respectful to Barnacles Members, Management, and staff, and to all surrounding property owners.
- 23. Guests.**Members are responsible for informing their guests of the Barnacles Resort Rules and are fully responsible for each guest's individual actions.
- 24. Amendments.**Barnacles Resort reserves the right to update or modify these rules at any time.

BARNACLES RESORT MEADOWVIEW LOTS (PRE-CONSTRUCTION)

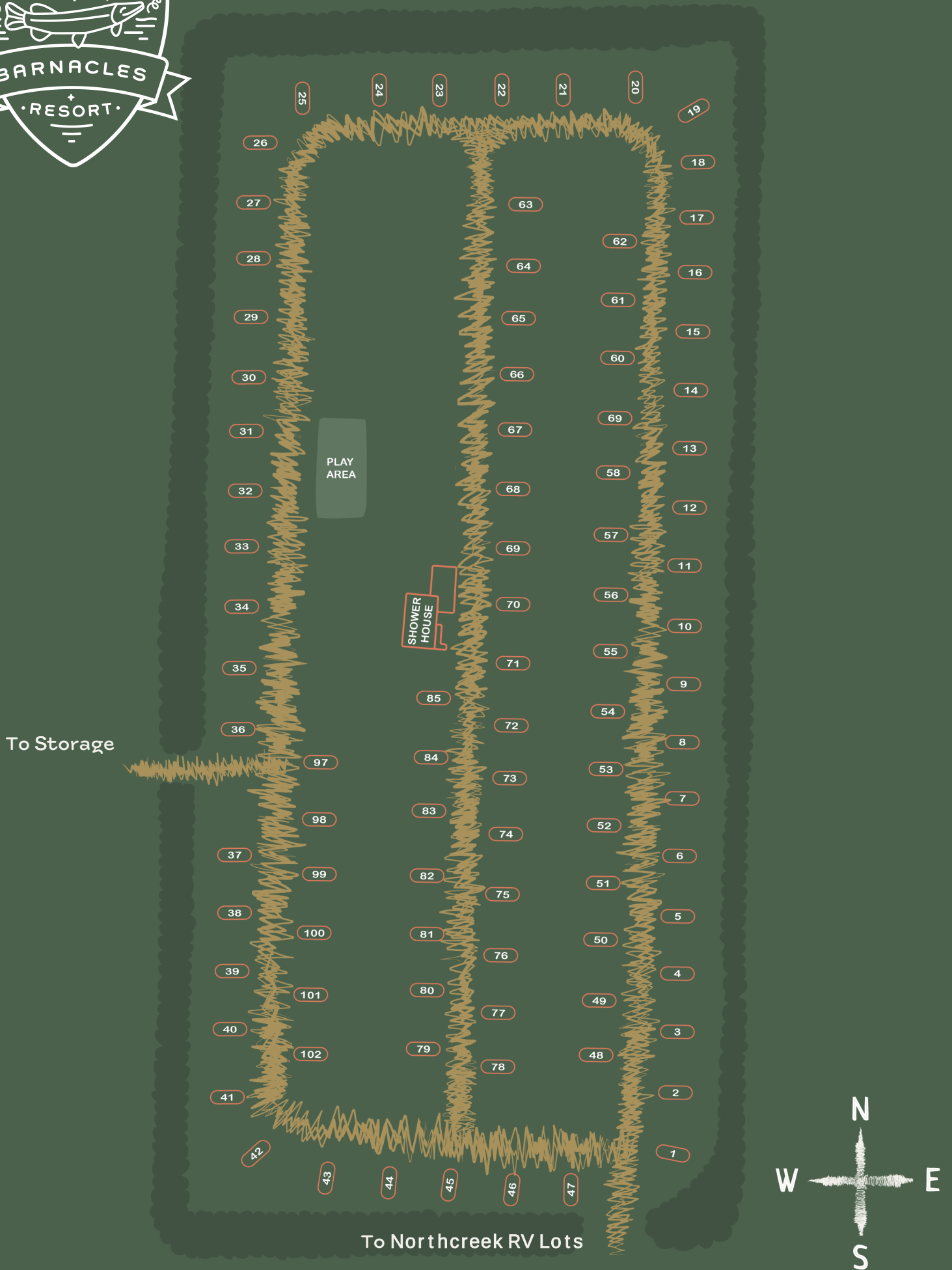


BARNACLES RESORT MEADOWVIEW LOTS (PRE-CONSTRUCTION)





LOT MAP: MEADOW VIEW

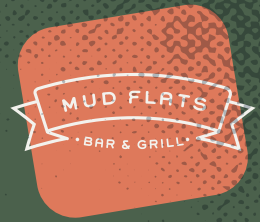


BARNACLES RESORT HARBOR





BOAT SLIP MAP



Lake Mille Lacs