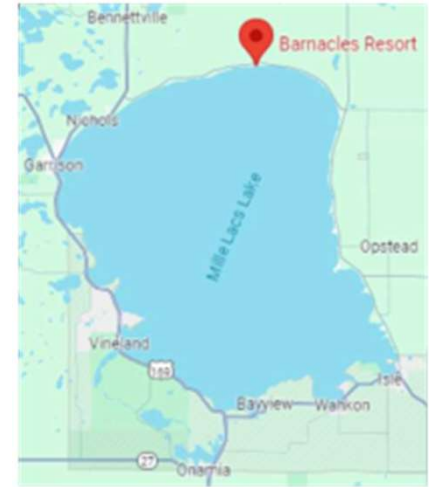




BARNACLES RESORT is an outdoor and family orientated property located on the north side of Mille Lacs Lake in Aitkin, Minnesota, only two hours north of the Minneapolis / St. Paul metro area. The Resort has three seasonal RV sections — 40 Lakeside RV Lots, 57 Northcreek RV Lots, and 92 Meadowview RV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

RV lots are leased seasonally for the year and the 2026–2027 season runs from October 1, 2026 to September 30, 2027. Lakeside RV Lots lease for \$2,740, and Northcreek and Meadowview RV Lots lease for \$2,465. All RV Lots are full hookup (i.e., each lot has electric, water and sewer connections) and access to WiFi internet. RV Lots are not plowed in the winter and the water is shut off during the off season. Seasonal RV 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 RV RATES

	Paid-in-Full	Two Payments		Monthly
		October 1st	April 1st	
LAKESIDE RV LOTS	\$2,740	\$1,505	\$1,505	\$275
NORTHCREEK RV LOTS	2,465	1,355	1,355	245
MEADOWVIEW RV LOTS	2,465	1,355	1,355	245

Note: The 2026-2027 RV Season runs from October 1, 2026 to September 30, 2027

Note!: Executed Agreement with Automatic ACH setup required for monthly payments

LAKESIDE RV LOTS PAYMENT OPTIONS

- a) Payment in Full: \$2,740 due by October 1, 2026
- b) Two Payments: \$1,505 paid by both October 1, 2026 and April 1, 2027 (i.e., \$3,010 total)
- c) Monthly: \$275 ACH Payment due by the 1st of each month for the twelve (12) months from October to September (i.e., \$3,300 total)

NORTHCREEK AND MEADOWVIEW RV LOTS PAYMENT OPTIONS

- a) Payment in Full: \$2,465 due by October 1, 2026
- b) Two Payments: \$1,355 paid by both October 1, 2026 and April 1, 2027 (i.e., \$2,710 total)
- c) Monthly: \$245 ACH Payment due by the 1st of each month for the twelve (12) months from October to September (i.e., \$2,940 total)

Dues include access to the heated showerhouse and a season pass to use the harbor launch during the summer. Lots are full hook up and have electric, water and sewer connections. 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 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.

Site maps for the different parks follow. Current members have the first option to move to lots that open up. Meadowview lots are available to lease now and a specific list of all available lots for the 2026-2027 season will be available by mid-September.

All new leases will cover through September 30, 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.
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 LAKESIDE RV LOTS





LOT MAP: LAKESIDE



BARNACLES RESORT NORTHCREEK RV LOTS





LOT MAP: NORTH creek

To showerhouse
& play area

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Pedestrian Bridge

Shop

Creek

Garage

House

State Hwy 18

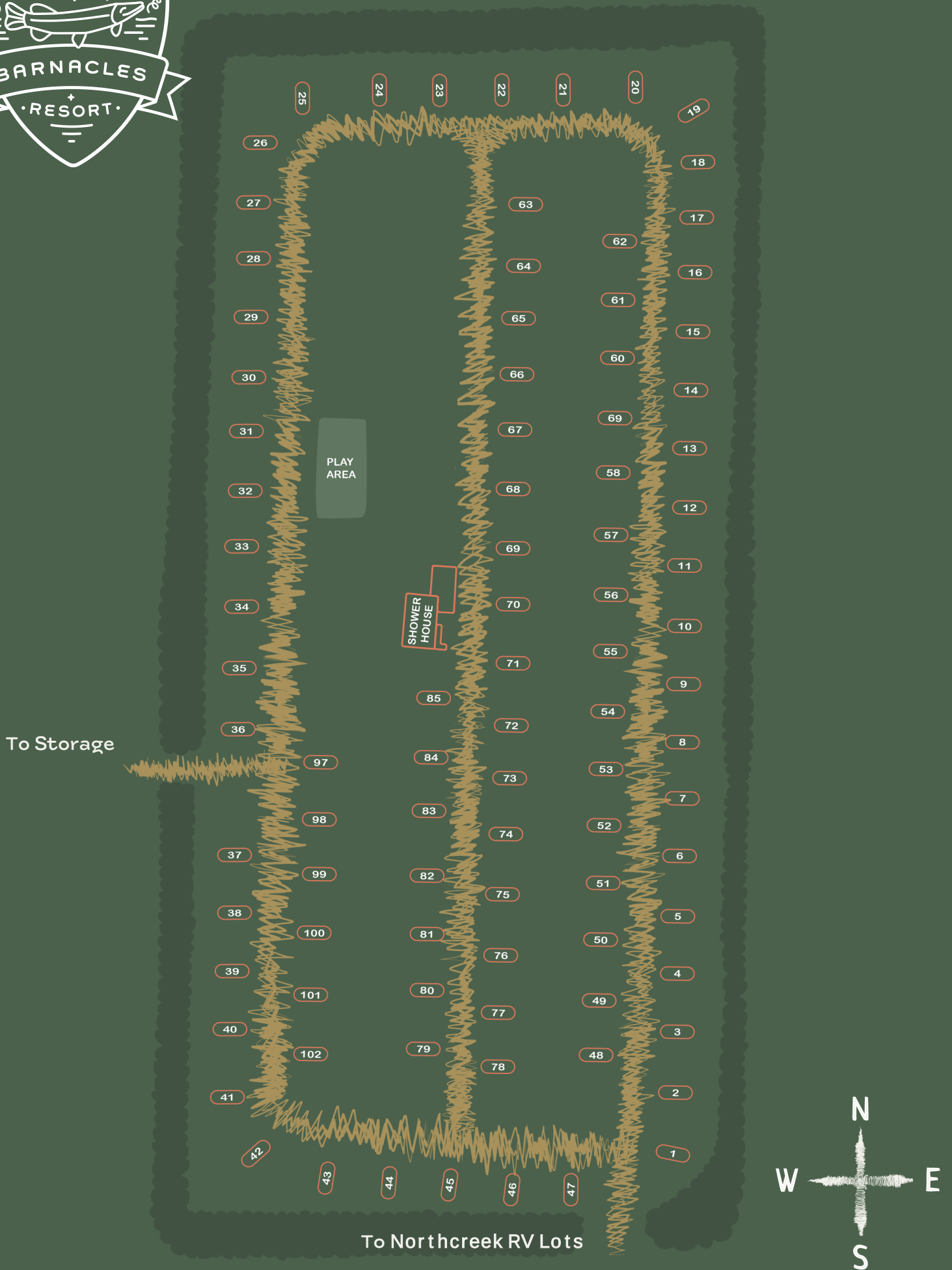


BARNACLES RESORT MEADOWVIEW RV LOTS (PRE-CONSTRUCTION)





LOT MAP: MEADOW VIEW

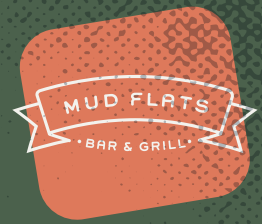


BARNACLES RESORT HARBOR





BOAT SLIP MAP



Lake Mille Lacs