



APPROVED BY BOARD

ACTION ON June 11, 1998

**TAHOE DONNER ASSOCIATION  
BOARD OF DIRECTORS**

VERIFIED: Laura Kellon  
SEC. T.D. ASSOC.

**RESOLUTION 98-7  
GENERAL POLICY REGARDING CAPITAL  
INVESTMENTS IN ASSOCIATION AMENITIES**

TAHOE DONNER ASSOCIATION  
11509 NORTHWOODS BLVD.  
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**WHEREAS**, Tahoe Donner Association was organized and is operated to own and maintain common facilities (the "amenities") for the benefit of its members as property owners within a single-family residential community, and to administer and enforce its governing documents; and

**WHEREAS**, the Association's governing documents define its members as those individuals who hold title to the properties within Tahoe Donner that are designated for residential use ("Owners"), and provide that every Owner shall have a nonexclusive right and easement of enjoyment in and to the amenities; and

**WHEREAS**, the governing documents allow, subject to their provisions and the Association's authority to impose reasonable restrictions, any Owner to delegate his/her right to use the amenities to the members of his/her family, his/her guests, or his/her tenants; and

**WHEREAS**, the stated objective of the Association's authority to impose restrictions on such delegations is to avoid an overburdening of the amenities and protect the access of Owners to them, and that authority includes the ability to make reasonable distinctions among the access privileges of Owners, guests and tenants, and to allow direct access by the general public, if such is in the Association's best interests; and,

**WHEREAS**, an increasing demand for member access to the amenities is a probable result of the continuing development of the remaining unimproved residential properties, and accommodating such increasing demand will require either systematic "rationing" of access to existing facilities or considerable capital investments in new or expanded facilities.

**NOW, THEREFORE, BE IT RESOLVED**, that it shall be the policy of Tahoe Donner Association to plan for, and make the investments necessary to provide for, an available level of member access to the amenities at the point of practical "build-out" of the residential properties which will ensure enjoyable, comfortable experiences for all members.

**ACCEPTED AND DATED:** June 11, 1998

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SAM LEMON, President

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RICHARD T. LANGAN, Vice President

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BRUCE CORNELL, Secretary

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KENNETH C. KNUTSEN, Treasurer

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R. W. KREUTZEN, Director