

EXHIBIT C

Current vs Proposed Amenity Access Rule Comparison			
	Current Rule	Proposed Rule	Explanation
Priority of Amenity Access (Contained in Resolution 1998-4)	The existing priority list is silent on seasonal tenants and short-term rental tenants. It states only that owners, their families, and guests have priority over long-term tenants and the general public.	The proposed rule expands the priority list to include all user categories. The proposed priority is as follows: Members first, Personal Guests and Resident Tenants second, Short-Term Tenants third, and General Public last.	The proposed priority list is consistent with the overarching goal of the proposed rule, which is to prioritize, promote, and protect personal use of the amenities by Owners and Owners' Families while ensuring that amenity use by other permitted user categories 1) does not overburden the amenities, 2) does not detrimentally affect the use and enjoyment of the amenities by members, and 3) is consistent with the Association's single-family residential use and atmosphere.
Member Photo ID Card Benefits	1) Private amenity access for an additional fee, 2) Discounts on products and services. Although not formally addressed by the rule, in recent years Member Photo ID Card holders have also been given priority reservation windows for high demand products and services.	1) Private amenity access included with the annual assessment, 2) Discounts on products and services, 3) Priority reservation windows for high demand products and services.	The proposed rule clarifies and expands Member Photo ID Card benefits to enhance member value and enjoyment.
Preventing Non-Member Crowding	Not formally addressed by the rule.	Formally incorporated into the rule with peak period pricing, access blackout dates, and other usage volume regulation mechanisms for Personal Guest and Tenant categories.	To prevent overcrowding, prioritize member use and enjoyment, and achieve the proposed rule's other overarching goals (above), management must have effective tools for regulating the volume of amenity usage by non-member user categories. The proposed rule provides those tools and empowers management to use them to benefit member use and enjoyment.
Reservation System	Not formally addressed by the rule.	Formally incorporated into the rule as a crowd management option for peak periods.	To prevent crowding and to ensure an enjoyable experience for members, it may at times be necessary to implement a reservation system.
Member Photo ID Cards Included With Annual Assessment	4 included, which may be assigned to qualified family members.	4 included, which may be assigned to qualified family members.	Including 4 Member Photo ID Cards with the annual assessment is consistent with the Governing Documents' emphasis on Tahoe Donner as a single-family residential community.
Additional Member Photo ID Cards Available For Purchase	Up to 4 additional cards available for purchase for qualified family members.	Up to 6 additional cards available for purchase for qualified family members.	The option to buy additional cards provides for an element of choice and fairness by allowing owners who need more than the 4 card single-family baseline to purchase additional cards, without adding to the costs borne by all members. Increasing the number of additional cards available for

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			purchase provides flexibility for large families and multi-owner properties, as well as families with children between 3 and 6 years old. (Children between 3 and 6 years old will now be required to be issued a Member Photo ID Card to obtain member benefits. See below.)
Member Photo ID Card Family Eligibility	Spouse/domestic partner, parent, parent's spouse/domestic partner, child, child's spouse/domestic partner, domestic partner's child, grandchild, grandchild's spouse/domestic partner, sibling, sibling's spouse/domestic partner, cousin, niece, nephew	Spouse/domestic partner, parent, parent's spouse/domestic partner, child, child's spouse/domestic partner, domestic partner's child, grandchild, grandchild's spouse/domestic partner, sibling, sibling's spouse/domestic partner	The proposed rule eliminates family relationships that are difficult to validate, and which are therefore susceptible to fraud and abuse. Compared to other HOAs, Tahoe Donner's existing family eligibility standards are expansive. The proposed rule's standards are more constrained but still quite inclusive.
Member Photo ID Card Exception Process	The existing rule provides no means to petition for exceptions to the rule's family eligibility standards.	The proposed rule provides for a process whereby members may request Member Photo ID Cards exceptions for long-term relationships that either cannot be validated via the requirements of this rule, or that would not ordinarily qualify under the rule.	This exception process provides new flexibility for members with long-term relationships that fall outside the rule's family eligibility standards. It also provides for strict controls on exceptions. First, it limits the number of exceptions permitted per property. Second, before an exception is granted, Owners must furnish satisfactory evidence to show that the relationship is tantamount to the family relationships expressly covered by the rule.
Member Photo ID Card Validation	None. Only a signed affidavit is required.	Official documentation required to verify the relationship.	Validation will ensure that all family relationships are legitimate, alleviating member concerns about fraud and abuse.
Annual Recreation Pass	Available to members as an additional purchase. Under the existing rule, Member Photo ID Card holders must either pay for an Annual Recreation Pass or pay daily access fees to use the private amenities.	Phased out in favor of including member amenity access benefits through the annual assessment for all valid Member Photo ID Cards. Under the proposed rule, valid Member Photo ID Card holders would have unlimited private amenity use without the requirement of a daily access fee or an additional annual access pass.	Eliminating the Annual Recreation Pass eliminates a major source of member confusion and administrative complication, while also providing sustainable private amenity access pricing for members to increase member value and to encourage member amenity usage. Incorporating member private amenity access into the annual assessment will provide for long-term, stable private amenity funding consistent with the letter and intent of the Governing Documents. It will also clarify the equality of member rights and duties. That equality includes both the equal right of all members to use and enjoy the private amenities and the equal duty of all members to provide for the common expenses associated with operating the private amenities.
Member Daily Access Fee	Available to members with a Photo ID Card. Under the existing rule, Member Photo ID Card holders must either pay for an Annual Recreation Pass or pay daily access fees to use the private amenities.	See Annual Recreation Pass above.	See Annual Recreation Pass above.

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Member Photo ID Card Age Requirements	Required for ages 7 and up to receive member benefits.	Required for ages 3 and up to receive member benefits.	Eliminates confusing “Onestore Child” administrative work-around to provide Member products to children between the ages of 3 and 6.
Children (Members and Non-Members)	Photo ID card or daily access fee required for children 7 and older.	Photo ID card or daily access fee required for children 3 and older.	Consistent with the above requirement that members between 3 and 6 have a Member Photo ID Card to receive access and benefits.
Transferable Guest Cards	2 per property, up to 4 individuals permitted entry per card.	None. Replaced by Personal Guest Registration system and Short-Term Rental specific Tahoe Donner Cards.	The existing transferable Guest Card system cannot distinguish between Personal Guests and Short-Term Rental Tenants. These cards will be eliminated in favor of new systems that enable Tahoe Donner to track and manage Personal Guests and Short-Term Rental Tenants separately. (See Personal Guest categories and Short-Term Rental Tenants below.)
Accompanied Personal Guests	Permitted without limitation. Access fees apply.	Permitted. Subject to limitations during peak periods. Access fees apply. Special arrangements required for large groups.	The proposed rule continues to provide generous amenity access privileges to personal guests, while also recognizing that during peak periods it may be necessary to limit the numbers of personal guests permitted.
Unaccompanied Personal Guests	No more than 8 permitted amenity access at a time with transferable guest cards. Access fees apply.	Permitted through an online personal guest registration system. Access fees apply. Subject to limitations during peak periods.	See Accompanied Personal Guests above. The personal guest registration system will include limits and verification safeguards to ensure that registered personal guests are truly personal guests.
Long-Term Tenants Lease of 9+ months	Owners may delegate their amenity access rights to long-term tenants.	Owners may delegate their amenity access rights to long-term tenants.	This right is provided for in the Governing Documents.
Seasonal Tenants Lease of 31 days to 9 months	Permitted amenity access with transferable guest cards.	Owners may delegate their amenity access rights to seasonal tenants.	Allowing owners to delegate their amenity access right to seasonal tenants aligns the rule more closely with the letter of the Governing Documents.
Short-Term Rental Tenants Rental agreement of less than 31 days	No more than 8 permitted amenity access at a time with transferable guest cards. Access fees apply.	Short-Term Tenants would be permitted access if short-term rental owners purchase transferable Short-Term Rental Tenant Cards. A maximum of 6 Short-Term Rental Tenant Cards available for purchase per eligible property, 1 individual permitted entry per card. Access fees apply. Subject to limitations during peak periods.	Under the proposed rule, short-term tenants would no longer be considered guests, but would instead be categorized and regulated as a distinct user category with a special Tahoe Donner Card only available to verified short-term rentals and used only by short-term rental tenants. By separating Short-Term Rental Tenants into their own category, management will be able to regulate the use of the amenities by Short-Term Rental Tenants without affecting Personal Guests.

This comparison chart highlights key elements of the proposed rule change. To review the complete draft proposed Amenity Access Rule change click here or visit [LINK], August 14, 2024 Special Board Meeting materials.