

EXHIBIT B

DRAFT 45-DAY NOTICE: PROPOSED ARCHITECTURAL STANDARDS ADU/JADU RULES CHANGE

Pursuant to Tahoe Donner Covenants and Restrictions Article III, Section 7, modifications to rules and proposed new rules must go out for a 45-day member notification and comment period prior to the Board of Directors' consideration and approval.

Changes to the Tahoe Donner Association Architectural Standards (AS) ADU/JADU Rules will be considered for action by the Board of Directors. The Board is expected to review and consider adopting the proposed AS Rule changes, as presented here or with minor modifications, at its regular meeting on October 24, 2025.

The Board of Directors invites you to participate in the rule-making process by attending upcoming board meetings where the proposed rule changes are on the agenda (see Key Dates) and/or by submitting a written member comment on the proposed rule during the 45-day notification and comment period.

BACKGROUND:

Pursuant to Tahoe Donner Covenants and Restrictions Article III Section 7 “the board may, from time to time, propose, enact, amend rules and regulations of general application to the Owners of Separate Interests within the Properties.” Article III Section 7 (b) states, “...no association rule shall be adopted until the proposed rule or amendment thereof has been published to the members at least 45 days before the date when the board is scheduled to act on the proposal...” This notice is referred to as a “45-Day Notice” in the Tahoe Donner rule-making process.

The First Restated Covenants and Restrictions (C&Rs) assign the Architectural Standards Committee (ASC) the authority to oversee architectural standards. The committee's goal is to maintain architectural consistency, quality, and harmony within the Tahoe Donner community. According to the authority granted in the C&Rs, the ASC, with a majority vote and the approval of the Board of Directors, can adopt, amend, or repeal Architectural Standards (AS) Rules. These rules serve to interpret or implement the relevant provisions of the C&Rs, in accordance with Article III, Section 7b.

On January 1, 2020, the State of California passed AB 670 to address the need for affordable housing. This law overrides prohibitions on ADUs in homeowners' associations' governing documents, and allows HOAs to enact additional, reasonable restrictions on ADUs/JADUs. On February 22, 2020, the Tahoe Donner Architectural Standards Rules were updated with Appendix B to define rules and restrictions for Accessory Dwelling Units and Junior

Accessory Dwelling Units.

Tahoe Donner was designed as a single-family residential community, and the peaceful enjoyment of properties is a key value for its members. These 2020 rules were designed to protect the peace and quiet as well as the look and feel of our community, while still complying with state law and its intended purpose. Maintaining setbacks is particularly important in this mountain community, where many lots are of limited size and where fire danger and heavy snowfall are key considerations in determining the space between residences.

Because of recent developments in state law, the Board empowered the ASC to form an ADU Subcommittee with the purpose of providing the ASC members and CSO staff as a source of advice for ADU/JADU standards for TDA, becoming informed in state and local ADU/JADU code changes and requirements, and working in conjunction with HOA legal counsel to develop modifications to the ADU/JADU rules to further align with state regulations and make recommendations to the Board of Directors for the adoption of those modified rules.

RULE CHANGE PURPOSE AND EFFECTS:

The current ADU/JADU rules were enacted over five years ago. However, changes in state law require a review of the rules and updates to the existing rules to ensure compliance.

The purpose of the proposed rule changes is to align our regulations with the recent changes in state law regarding ADUs/JADUs.

Additionally, the proposed rule change effects are as follows:

- Allow for both an ADU and a Junior Accessory Dwelling Unit on a single lot, whereas previously only one ADU or JADU was permitted per lot.
- Increase the maximum allowable sizes for ADUs to match the standards set by the Town of Truckee.
- Eliminate the 90-day grace period for applying for approval, as accessory dwelling units (ADUs) have been allowed in the TDA for over five years, and the regulations are now well established.

KEY DATES:

- September 1, 2025: 45-Day Notice and Comment Period begins.
- September 26, 2025: Board of Directors meeting. The Board will hear member comments on the proposed rule change.
- October 24, 2025: Board of Directors meeting. The Board will consider adopting the proposed rule changes with or without modifications.

MEMBER COMMENTS:

Please submit your written comments at {insert link to 45-Day Notice AS ADU/JADU Rule Change Member Comment form}, or US Mail: Tahoe Donner Association, Attn: Timea Griset, 11509 Northwoods Blvd., Truckee, CA. 96161. To ensure the board of directors has sufficient time to review all member comments, written comments must be submitted by Thursday, October 23, 2025, at noon.

PROPOSED AS RULE:

The proposed AS Rule is as follows:

{INSERT PROPOSED RULE CHANGES TEXT HERE FOR PUBLICATION}