

EXHIBIT M

2026 AMENITY ACCESS RULE OPERATING PLAN

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The annual Operating Plan for the Amenity Access Rule will include:

- Annual private amenity access plan by user category
- The fee schedule for amenity access and administrative fees associated with the rule
- The list of acceptable documents validating familial relationships

A. PRIVATE AMENITY ACCESS

1. Member Access in 2026

- a. Members will be able to access the private amenities by presenting a valid Member Photo ID card for any qualifying individual ages 3 and up
- b. Member children ages 3-6 who currently have a “Onestore Child” designation do not require a Member Photo ID card until January 1, 2028, or until they turn 7 years old, whichever occurs first
- c. Restrictions/limitations in 2026
 - i. Reservations will be required for Members to access the Beach Club Marina and the Recreation Pool at the Trout Creek Recreation Center from July 1 through July 5 only. There will be no other private amenity access restrictions or limitations for Members in 2026
 - ii. The reservation process will be similar to the past
 - I. Members will have a priority booking window to make reservations for themselves and Accompanied Guests
 - II. Members will be able to book a reservation for Unaccompanied Guests after the Member priority window has expired

2. Personal Guest Access in 2026

- a. Personal Guests have two ways of accessing the private amenities for a per person daily access fee
 - i. Arrive with a valid Member Photo ID Card holder at a private amenity, or,
 - ii. Be registered as a Personal Guest of a valid Member Photo ID Card holder through the Personal Guest registration process
 - I. Personal Guest registration process explanation is available on the Tahoe Donner [website](#)
- b. Restrictions/limitations in 2026
 - i. Reservations will be required for Personal Guests to access the Beach Club Marina and the Recreation Pool at the Trout Creek Recreation Center from July 1 through July 5
 - ii. The reservation process will be similar to the past.
 - I. Members will have a priority booking window to make reservations for themselves and Accompanied Personal Guests
 - II. Members will be able to book a reservation for Unaccompanied Personal Guests through the online shop after the Member priority window has expired
- c. ***Adaptive Management: If the access restrictions above prove insufficient to ensure the priorities specified in Section B of the Amenity Access Rule, management will 1) implement additional limitation mechanisms to ensure***

consistency with the Section B priorities, and 2) notify the board of the resulting changes to the 2026 Operating Plan

3. Short-Term Rental Tenant (STR) Access in 2026

- a. STR Tenants have access to the private amenities with the use of a STR Card to be provided by the owner of the property. A per person daily access fee applies
 - i. The process to obtain STR cards is available on the Tahoe Donner [website](#)
- b. Restrictions/limitations in 2026
 - i. STR Tenants will not have access to the Private Amenities (the Beach Club Marina, Trout Creek Recreation Center, Tennis Center and Northwoods Pool) during the following periods:
 - I. January 17-19, 2026 – Trout Creek
 - II. February 14-16, 2026 – Trout Creek
 - III. May 23-25, 2026 – Trout Creek, Beach Club, Tennis Center
 - IV. July 1-5, 2026 – Trout Creek, Beach Club, Tennis Center and Northwoods Pool
 - V. September 5-7, 2026 – Trout Creek, Beach Club, Tennis Center and Northwoods Pool
 - VI. Nov 26-29, 2026 – Trout Creek
 - VII. Dec 24, 2026 - Jan 3, 2027 – Trout Creek
- c. ***Adaptive Management: If the access restrictions above prove insufficient to ensure the priorities specified in Section B of the Amenity Access Rule, management will 1) implement additional limitation mechanisms to ensure consistency with the Section B priorities, and 2) notify the board of the resulting changes to the 2026 Operating Plan***

4. Resident Tenant Access in 2026

- a. Resident Tenants have access to the private amenities via the Owner Relinquishment Process described in the Amenity Access Rule
 - i. Additional information regarding the Owner Relinquishment Process is available on the Tahoe Donner [website](#)
- b. Owner Relinquishment of the member benefits to Resident Tenants shall be for the original lease term. If a lease agreement is extended or contains language allowing for the auto-renewal of the agreement, a new Owner Relinquishment application and any associated fees are required, *unless Member Services is notified of the extension before the original lease expires*
- c. Restrictions/limitations in 2026
 - i. Reservations will be required for Resident Tenants to access the Beach Club Marina and the Recreation Pool at the Trout Creek Recreation Center from July 1 through July 5
 - ii. Resident Tenants will share the Member priority reservation window
- d. ***Adaptive Management: If the access restrictions above prove insufficient to ensure the priorities specified in Section B of the Amenity Access Rule, management will 1) implement additional limitation mechanisms to ensure consistency with the Section B priorities, and 2) notify the board of the resulting changes to the 2026 Operating Plan***

B. AMENITY ACCESS RULE FEE SCHEDULE

1. The following is a list of fees associated with accessing the Private Amenities and administering services related to the updated Amenity Access Rule.
 - a. Private Amenity Access and Extra Photo ID Card fees:
 - i. Member Daily Access Fee: Free
 - ii. Any user ages 0-2: Free
 - iii. Personal Guest Daily Access Fee - ages 3-6: \$5
 - iv. Personal Guest Daily Access Fee - ages 7 and up: \$15
 - v. STR Tenant Daily Access Fee – ages 3-6: \$10
 - vi. STR Tenant Daily Access Fee – ages 7 and up: \$30
 - vii. Additional Member Photo ID Card (cards 5-10) - Fee for qualified family members ages 7 and up: \$175
 - viii. Additional Member Photo ID Card (cards 5-10) - Fee for qualified family members ages 6 and under: Free
 - b. Amenity Access Rule Administrative fees:
 - i. Member Photo ID Card Reassignment Fee: \$25 per person
 - ii. Member Photo ID Card Exception Process Fee: \$40 per exception
 - iii. Resident Tenant Owner Relinquishment Process Fee: \$90 per relinquishment process
 - iv. Short-Term ID Card Administrative Fee: \$90 annually

C. VALIDATION DOCUMENTATION

1. The list of acceptable documents to validate familial relationships follows. This list will continue to be updated and approved by the board as additional documents are identified
 - a. **Owner**
 - i. Deed on file with the Office of Nevada County Recorder and government-issued photo ID
 - b. **Familial Relationships**
 - i. Birth Certificate
 - ii. Marriage Certificate
 - iii. Declaration of Domestic Partnership
 - iv. State Issued Adoption Record
 - v. Tax Records
 - vi. School Registration Document
 - vii. Health Insurance Documents
 - viii. Baptism Certificate
 - ix. Birth Record
 - c. **Trusts**
 - i. Trust Documentation listing all Trustees
 - d. **Partnerships, corporations, and other fictitious legal entities**
 - i. Corporations Ownership, Partnership, or other fictitious legal entity certifications, and;
 - ii. A letter from the Corporation, Partnership, or other fictitious entity naming the officers, directors, and/or partners
 - e. **Resident Tenant**
 - i. Signed Lease Agreement with Owner Relinquishment of access rights
 - f. **Exception Process**

- i. Acceptable Exception Process documents are discretionary, with suggestions included in the Exception Process form that is required to be submitted to apply for an exception
- ii. The form and additional information regarding the Exception Process are on the Tahoe Donner [website](#)