



45-DAY NOTICE FOR ASSOCIATION PROPERTY OWNERS **PROPOSED AMENITY ACCESS RULE UPDATE**

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 Board of Directors consideration and approval.

Updates to the Tahoe Donner Association Amenity Access Rule will be considered for action by the Board of Directors. The Board is expected to take action to adopt the proposed

Amenity Access Rule Updates, as presented here or with some modification, at a special meeting of the Board, to be scheduled on June 22, 2026.

The Board invites you to join in the rule-making process by participating in upcoming board meetings where the proposed rule is 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.

[LEARN MORE + PROVIDE FEEDBACK AT TAHOEDONNER.COM/AMENITY-ACCESS-RULE-UPDATE](https://TAHOEDONNER.COM/AMENITY-ACCESS-RULE-UPDATE)

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TAHOE DONNER ASSOCIATION
11509 NORTHWOODS BLVD.
TRUCKEE, CA 96161

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TAHOEDONNER.COM/AMENITY-ACCESS-RULE-UPDATE

BACKGROUND

When approving the Amenity Access Rule change in October 2024, staff and the Board recognized that technical and clarifying updates to the rule would likely be needed after the Association had operated under the rule for a period of time. Staff presented proposed rule updates for the Board's consideration at the February 27 and March 27, 2026 regular Board of Directors meetings, with opportunities for member feedback at both meetings. At a special meeting on April 9, 2026, the Board of Directors approved the publication of the proposed Amenity Access Rule update for a 45-Day notice and comment period.

For background on the existing Amenity Access Rule, please visit tahoedonner.com/amenity-access-policy.

To view the Board meeting discussions related to the update, please visit the February 27, 2026 and March 27, 2026 board meetings at tahoedonner.com/board-meetings.

KEY DATES

April 29, 2026:

The 45-day member notification and comment period begins.

May 22, 2026:

Board of Directors meeting to receive and hear member comments on the proposed rule update.

June 22, 2026:

Special Board of Directors evening meeting to consider adopting the proposed rule update with or without modifications.

MEMBER COMMENTS

Please submit your written comments at tahoedonner.com/amenity-access-rule-update, or US Mail: Tahoe Donner Association Attn: Timea Griset, 11509 Northwoods Blvd., Truckee, CA. 96161.

To ensure the Board of Directors has time to review all member comments, written comments must be submitted by 12:00 p.m. June 20, 2026.

RULE UPDATE PURPOSE

The purpose of the proposed Amenity Access Rule update is to address technical and clarifying issues identified through practical experience with the rule since its adoption. The proposed updates are consistent with and support the original goals of the Amenity Access Rule, which are:

- Promote member value
- Promote a sense of community among members
- Protect the Amenities, environment and membership
- Foster member enjoyment and use
- Simplify the policy for ease of understanding and administration
- Support a long-term, sustainable, and equitable funding and pricing system
- Clarify user categories

RULE UPDATE EFFECTS

The effects of the proposed rule updates include:

- Supporting the original rule change goals listed above.
- Adding, amending and clarifying relationship definitions.
- Removing transitional rule language that is now moot.
- Clarifying Coresident and Cohabitant amenity access privileges.
- Clarifying amenity access privileges for Professional Childcare Providers.
- Simplifying and clarifying the Photo ID Card Exception Process.
- Clarifying language and correcting grammatical errors present in the current rule.

Members are encouraged to review the proposed rule updates in their entirety as provided in this notice and online at tahoedonner.com/amenity-access-rule-update.

PROPOSED AMENITY ACCESS RULE UPDATE

The proposed Amenity Access Rule with updates is as follows:

A. DEFINITIONS

1. **AMENITIES:** When used without private or public modifiers, Amenities shall include both the public and private recreational Amenities maintained and operated by the Association.
 - a. **PRIVATE AMENITIES:** Recreational Amenities that do not ordinarily permit public access and are therefore reserved for the exclusive use of Members, their Personal Guests, and their Tenants. The Private Amenities include the Beach Club Marina, Trout Creek Recreation Center, the Tennis Center, and Northwoods Pool.
 - b. **PUBLIC AMENITIES:** Recreational Amenities that permit public access. The Public Amenities include, without limitation, the Downhill Ski Resort, the Cross Country Ski Area, the Snowplay facility, the Equestrian Center, Bikeworks, the Golf Course and Driving Range, the Tahoe Donner Campground, the Recreation Hut, and the summer trail system.
2. **ASSOCIATION:** Association refers to Tahoe Donner Association, a California nonprofit mutual benefit corporation.
3. **BOARD:** The Association's Board of Directors.
4. **COHABITATION RELATIONSHIP:** A Cohabitation Relationship exists when the Owner and an individual unrelated to the Owner by blood, marriage or legal adoption (i.e. the "Cohabitant") satisfy both of the following criteria:
 - a. The Owner and the Cohabitant have maintained or will maintain a common household that is the principal place of residence of both the Owner and the Cohabitant for a period of at least six (6) consecutive months. This principal place of residence may or may not be a Tahoe Donner Residential Parcel.
 - b. The Cohabitant is NOT a Tenant of the Owner at the shared principal place of residence where they maintain a common household.Cohabitation Relationships must be validated with Official Documentation.
5. **CORESIDENT RELATIONSHIP:** A Coresident Relationship exists when the Owner and an individual unrelated to the Owner by blood, marriage or legal adoption (i.e., the "Coresident Tenant") satisfy both of the following criteria:
 - a. The Coresident Tenant is leasing a room or legally permitted ADU/JADU at the Owner's Tahoe Donner Residential Parcel for a period of at least six (6) consecutive months.
 - b. The Coresident Tenant has maintained or will maintain the Tahoe Donner rental as his or her primary residence for a period of at least six (6) consecutive months.Coresident Relationships must be validated with Official Documentation.
6. **GOOD STANDING:** An Owner shall be considered to be in Good Standing if the Owner:
 - a. Is current in the payment of all assessments, both regular and special,
 - b. Does not have any outstanding fees or fines, and
 - c. Is in compliance with the Association Governing Documents, including but not limited to the Association rules and regulations.
7. **GOVERNING DOCUMENTS:** A collective term referring to the Association's Articles of Incorporation, Bylaws, the Declaration of Covenants and Restrictions (C&Rs), Association Rules, and any other rules or regulations adopted by the Association.
8. **MEMBER:** As used in this rule, Member means any (1) Owner (as defined in this rule), or (2) Owner's Family member (as defined in this rule).
9. **PHOTO ID CARD EXCEPTION PROCESS:** See Section D below.
 - a. **EXCEPTION REVIEW PANEL:** The Exception Review Panel shall include the General Manager and at least two (2) direct reports to the General Manager, at least one (1) of whom must oversee Operations or Member Services.
10. **OFFICIAL DOCUMENTATION:** See Section I below.
11. **OPERATING PLAN:** An Amenity Access Operating Plan published on the Association's website detailing the fees, conditions, and restrictions applicable to implementing, administering, and managing this rule generally; to the Photo ID Exception Process, the Personal Guest Registration Process, and the Owner Relinquishment Process; and to the various categories and subcategories of Private Amenity users defined in this rule.

12. **OWNER:** Any person in which title to a Residential Parcel within the Tahoe Donner subdivision is vested at 15% or greater as shown by a current recorded deed on file with the Office of the Nevada County Recorder.
13. **OWNER'S FAMILY:** Any individual who has a relationship to an Owner that is one of the following: spouse/domestic partner, parent, parent's spouse/domestic partner, child, child's spouse/domestic partner, domestic partner's child, domestic partner's child's spouse/domestic partner, grandchild, grandchild's spouse/domestic partner, sibling, sibling's spouse/domestic partner. Owner's Family relationships must be validated with Official Documentation.
14. **OWNER RELINQUISHMENT PROCESS:** A process administered by the Association through which Owners may delegate certain rights, privileges, and benefits to Resident Tenants, consistent with Article II, Section 3 of the First Restated Declaration of Covenants and Restrictions of Tahoe Donner, and Article VI, Section 2 of the Restated Bylaws of Tahoe Donner Association.
15. **PERSONAL GUEST:** Any individual who has a non-tenant relationship with an Owner, and who is visiting or staying at an Owner's Residential Parcel with permission from the Owner, and who is seeking access to the Amenities with an Owner's permission.
 - a. **ACCOMPANIED PERSONAL GUEST:** A subcategory of the Personal Guest user category that includes any Personal Guest seeking access to the Amenities while accompanied by a Member.
 - b. **UNACCOMPANIED PERSONAL GUEST:** A subcategory of the Personal Guest user category that includes any Personal Guest seeking access to the Amenities while unaccompanied by a Member.
16. **PERSONAL GUEST REGISTRATION PROCESS:** A process administered by the Association through which Members may register their Personal Guests with the Association.
17. **PHASED IMPLEMENTATION PLAN:** See Section K below.
18. **TAHOE DONNER CARD:** The phrase Tahoe Donner Card shall include Member Photo ID Cards, Resident Tenant Photo ID Cards, and Short-Term Tenant Cards. All Tahoe Donner Cards remain the property of the Association.
 - a. **PHOTO ID CARD:** When used without Member or Resident Tenant modifiers, the phrase Photo ID Card shall include both Member Photo ID Cards and Resident Tenant Photo ID Cards.
 - i. **MEMBER PHOTO ID CARD:** Individualized Photo ID Cards issued by the Association exclusively to an Owner and an Owner's Family as defined by this rule. Member Photo ID Cards grant holders access to Private Amenities and other benefits, discounts, and privileges. Individuals issued a physical Member Photo ID Card will also qualify for a digital Member Photo ID Card.
 - ii. **RESIDENT TENANT PHOTO ID CARD:** Individualized Photo ID Cards issued by the Association through the Owner Relinquishment Process or the Photo ID Card Exception Process, and available to Resident Tenants through the Owner Relinquishment Process or the Photo ID Card Exception Process. Resident Tenant Photo ID Cards permit holders access to Private Amenities and other benefits, discounts, and privileges, subject to Operating Plan Resident Tenant fees, conditions, and restrictions. Individuals issued a physical Resident Tenant Photo ID Card will also qualify for a digital Resident Tenant Photo ID Card.
 - b. **SHORT-TERM TENANT CARD:** Transferable cards issued by the Association to Owners of Residential Parcels registered with the Town of Truckee and the Association as short-term rentals. Short-Term Tenant Cards permit Private Amenity access to Short-Term Tenants for an access fee, subject to Operating Plan Short-Term Tenant conditions and restrictions.
19. **TENANT:** Any individual who occupies an Owner's Residential Parcel in exchange for payment of consideration, monetary or not.
 - a. **RESIDENT TENANT:** A subcategory of Tenant that includes Long-Term Tenants, Seasonal Tenants, and Coresident Tenants. Tenants shall be considered to be residing at the Owner's improved Residential Parcel, and therefore Resident Tenants, if their tenancy of or at the Owner's Residential Parcel is equal to or in excess of 31 consecutive days.
 - i. **LONG-TERM TENANT:** A subcategory of Resident Tenant that includes any individual who leases an Owner's entire Residential Parcel in exchange for payment of consideration, monetary or not, for a period of longer than nine (9) consecutive months. Long-Term Tenant relationships must be validated with Official Documentation.
 - ii. **SEASONAL TENANT:** A subcategory of Resident Tenant that includes anyone who leases an Owner's entire Residential Parcel in exchange for payment of consideration, monetary or not, for 31 consecutive days to nine (9) consecutive months. Seasonal Tenant relationships must be validated with Official Documentation.

iii. **CORESIDENT TENANT:** A subcategory of Resident Tenants that includes any Resident Tenant who leases a portion of an Owner's Residential Parcel and who otherwise maintains a Coresident Relationship with an Owner for a period of longer than six (6) consecutive months. Resident Tenants with Coresident Relationships must be validated with Official Documentation.

b. **SHORT-TERM TENANT:** A subcategory of Tenant that includes anyone who occupies an Owner's Residential Parcel in exchange for payment of consideration, monetary or not, for 30 days or less.

20. **RESIDENTIAL PARCEL:** A lot, residence, or condominium/apartment unit within the Tahoe Donner Subdivision designated for residential purposes.

B. GENERAL POLICY REGARDING AMENITY ACCESS

1. It shall be the general policy of the Association to operate, manage, and regulate access to the Amenities in a manner designed to prioritize, promote, and protect personal use and enjoyment by the Owners and Owners' Families.
2. Amenity access by Personal Guests will be allowed subject to appropriate limitations designed to avoid overburdening the Amenities; ensure that such use does not detrimentally affect the use and enjoyment of Owners and Owners' Families; and promote the Association's single-family residential use and atmosphere. Additionally, Accompanied Personal Guests may be prioritized ahead of Unaccompanied Personal Guests.
3. Amenity access by Resident Tenants will be allowed subject to appropriate limitations designed to avoid overburdening the Amenities; ensure that such use does not detrimentally affect the use and enjoyment of Owners and Owners' Families; and promote the Association's single-family residential use and atmosphere.
4. Amenity access by Short-Term Tenants will be allowed subject to appropriate limitations designed to avoid overburdening the Amenities; ensure that such use does not detrimentally affect the use and enjoyment of Owners, Owners' Families, Personal Guests, and Resident Tenants; and promote the Association's single-family residential use and atmosphere.
5. Amenity access by members of the general public shall not ordinarily be permitted at the Private Amenities.

a. Exceptions to this prohibition may be permitted by management, provided these exceptions support the Association's tax-exempt status, and will not detrimentally affect the use and enjoyment of Owners and Owner's Families.

6. Amenity access by the general public may be permitted at the Public Amenities only where the Association determines that such access will likely make the Amenity more cost-effective, and/or support the Association's tax-exempt status, while neither overburdening the Amenity nor detrimentally affecting the use and enjoyment of Owners, Owners' Families, Personal Guests, and Tenants.

C. MEMBER PHOTO ID CARDS

1. GENERAL

- a. Member Photo ID Cards are available for Owners and Owner's Family members with appropriate Official Documentation to validate familial status based on the definition of Owner's Family in Section A.
- b. Member Photo ID Card Holder benefits include without limitation:
 - i. Access to the Private Amenities for Members at no charge.
 - ii. Member discounts on products and services.
 - iii. Priority reservation windows for high demand products and services.
- c. Each Residential Parcel shall be allotted a maximum of four (4) Member Photo ID Cards at no charge to the Owner.
 - i. If an Owner's Family members number less than the number of Member Photo ID Cards allotted per Residential Parcel, no additional Member Photo ID Cards shall be granted for relationships not ordinarily qualified under this rule, except as provided for by the Photo ID Card Exception Process.
 - ii. If an Owner's Family members number more than the number of Member Photo ID Cards allotted per Residential Parcel, the Owner shall be entitled to purchase up to six (6) additional Member Photo ID Cards annually.
 1. Any Member Photo ID Cards issued beyond the four (4) allotted to each Residential Parcel (i.e. cards 5-10) shall not be valid unless the annual assessment for the current year is paid.

2. MEMBER PHOTO ID CARD ASSIGNMENTS

- a. The Owner shall be the only Member associated with a Residential Parcel that has authority to assign Member Photo ID Cards to Owner Family members, or to make changes to those assignments.

- b. Owners may assign, reassign, or cancel Member Photo ID Cards with the presentation of appropriate Official Documentation to the Association.
 - i. Subject to Operating Plan fees, conditions, and restrictions.
 - ii. Member Photo ID Cards may be reassigned no more than once every twelve (12) months.
 - c. Once assigned to an individual associated with a Residential Parcel, that Member Photo ID Card assignment is valid until such time as the Owner:
 - i. Sells the Residential Parcel, or
 - ii. Delegates his or her rights, privileges, and benefits through the Owner Relinquishment Process, or
 - iii. Cancels, reassigns, or fails to renew the Member Photo ID Card.
 - d. Any canceled or reassigned Member Photo ID Card must be returned to the Member Services office.
 - i. Purchased Member Photo ID Cards may not be transferred or reassigned and are not refundable.
 - ii. Any Amenity entry pass product attached to a canceled or reassigned Member Photo ID Card is null and void, and NOT refundable or transferable.
 - e. Any children of Members ages three (3) and older must have a valid Member Photo ID Card to receive Member Photo ID Card holder rights, privileges, and benefits beginning January 1, 2028.
- d. All exceptions granted are subject to all other provisions in this rule.
3. Provided satisfactory documentation has been provided by the Owner, the following Photo ID Card exceptions may be granted by the Member Services Office, with all other exception requests requiring a decision by the Exception Review Panel or the Board of Directors.
 - a. Cohabitation Relationships
 - i. For the purpose of obtaining a Member Photo ID Card, bona fide Cohabitation Relationships shall be considered a long-term relationship tantamount to the family relationships defined in Section A.
 - b. Coresident Relationships
 - i. Coresident Tenants may be granted Resident Tenant Photo ID Cards through the Photo ID Card Exception Process.
 1. A Coresident Tenant's family may also be granted Resident Tenant Photo ID Cards through the Photo ID Card Exception Process. Coresident Tenant family relationships eligible for a Resident Tenant Photo ID Card shall be defined and restricted in accordance with the definition of Owner's Family set forth in Section A above, substituting lessee for Owner as appropriate.
 2. On a case-by-case basis, the Exception Review Panel may consider Photo ID Card exception requests for Coresident Relationships that do not satisfy the six (6) consecutive month requirement, provided that all other Coresident Tenant requirements are met.

D. PHOTO ID CARD EXCEPTION PROCESS

1. Owners may petition the Association to request Photo ID Card exceptions for long-term relationships that either cannot be validated via the requirements of this rule or that would not ordinarily qualify under this rule.
 2. To initiate a Photo ID Card Exception Process, Owners must submit their request in writing to the Member Services Office.
 - a. The Photo ID Card Exception Process is subject to Operating Plan fees, conditions, and restrictions.
 - i. Fees may be tiered based on the volume of exception petitions submitted by a Residential Parcel
 - b. Each individual for whom an exception is sought shall require a separate exception petition and exception process.
 - c. To be considered for a Member Photo ID Card exception, an Owner must furnish satisfactory evidence that *the Owner* has a long-term relationship with the individual for whom the exception is sought that is tantamount to the family relationships defined in Section A of this rule. The Association, in its sole discretion, shall determine the satisfactoriness of the evidence.
 4. The Exception Review Panel shall be notified of all exception decisions made by the Member Services Office.
 5. Photo ID Card Exception Process petitions denied by the Member Services Offices may be petitioned to the Exception Review Panel.
- c. Foreign Exchange Students
 - i. For the purpose of obtaining a Member Photo ID Card, a bona fide high school foreign exchange student, who is not contractually bound to provide any services to their host family, will be treated as a dependent child of the Owner's Family while residing with them under the exchange program.
 - d. Live-In Childcare Professional (Au Pair/Nanny)
 - i. For the purpose of obtaining a Member Photo ID Card, a bona fide, live-in childcare professional shall be considered a long-term relationship tantamount to the family relationships defined in Section A of this rule.

6. Exception Review Panel and Board Review Processes:
 - a. Upon receipt of the written petition from the Member Services Office and within ten (10) business days of receipt of the petition, the Exception Review Panel shall schedule a meeting to consider whether to grant or deny the requested exception.
 - b. Exception denials by the Exception Review Panel may be appealed to the Board.
 - c. All Photo ID Card Exception decisions made by the Exception Review Panel and the Board are to be in writing and provided to the Owner within ten (10) business days.
 - d. To protect Owner privacy, the Exception Review Panel shall deliberate and make decisions in closed session. The Board shall review Photo ID Card Exception appeals in Executive Session for the same reason.
7. The Board shall be notified of all exception decisions made by the Exception Review Panel.
8. A record of all Photo ID Card Exception Process decisions shall be kept by Member Services.

- c. Consistent with the schedule in Section C(1)(d), a maximum of four (4) allotted and six (6) purchased Member Photo ID Cards may be available to any single Residential Parcel owned by a partnership or corporation.

3. TRUSTS

- a. When a Residential Parcel is held in trust, the trustee(s) of that trust is the Owner for the purposes of this rule.
 - i. Official Documentation shall be required to identify and verify the trustee(s).
- b. For trusts, Owner's Family relationships shall be defined and restricted in accordance with the definition of Owner's Family set forth in Section A above, substituting trustee(s) for Owner as appropriate.
- c. Consistent with the schedule in Section C(1)(d), a maximum of four (4) allotted and six (6) purchased Member Photo ID Cards may be available to any single Residential Parcel owned by a trust.

4. OWNERS OF MULTIPLE RESIDENTIAL PARCELS

- a. Consistent with the schedule in Section C(1)(d), a maximum of four (4) allotted and six (6) purchased Member Photo ID Cards may be available for each Residential Parcel owned by Owners of multiple Residential Parcels.

E. ADDITIONAL OWNERSHIP PROVISIONS

1. MULTIPLE OWNERS OF A SINGLE RESIDENTIAL PARCEL

- a. When a Residential Parcel is owned by more than one person, the Owners of the Residential Parcel must designate which Owners in the ownership group, and which Owners' Family members shall be assigned the Residential Parcel's allotted and purchased Member Photo ID Cards.
- b. Consistent with the schedule in Section C(1)(d), a maximum of four (4) allotted and six (6) purchased Member Photo ID Cards may be available to any single Residential Parcel owned by multiple owners.

2. PARTNERSHIPS AND CORPORATIONS

- a. When a partnership or corporation is the Owner of a Residential Parcel, the partnership or corporation will be treated as the Owner for the purposes of this rule.
 - i. Official Documentation shall be required to identify and verify the officers, directors, or partners.
- b. For partnerships, corporations, and other fictitious legal entities, Owner's Family relationships shall be defined and restricted in accordance with the definition of Owner's Family set forth in Section A above, substituting officer, director, or partner for Owner as appropriate.

F. PERSONAL GUESTS

1. ACCESS

- a. Consistent with Section A(11), management may implement an Operating Plan that includes peak period pricing, access blackout dates, and/or another limitation mechanism for the Personal Guest category and/or any Personal Guest sub-category.
- b. For peak periods, the Operating Plan may limit the number of Accompanied and/or Unaccompanied Personal Guests permitted per Residential Parcel, per day, and/or limit the number of Personal Guests permitted per Member per day.
- c. If a Member intends more than ten (10) Personal Guests to access on one day, that Member must present that request in writing to the Member Services Office at least seven (7) days in advance to obtain approval.
 - i. Subject to Operating Plan fees, conditions, and restrictions, as well as potential facility rental fees.

2. ACCOMPANIED PERSONAL GUESTS

- a. Accompanied Personal Guests may be granted access upon arrival at a Private Amenity with a Member who is a valid Member Photo ID Card holder.

- i. Subject to Operating Plan fees, conditions, and restrictions.
- ii. Personal Guest registration shall not be required for Accompanied Personal Guests.

3. UNACCOMPANIED PERSONAL GUESTS

- a. Unaccompanied Personal Guests may be granted access upon arrival at a Private Amenity, provided the Unaccompanied Personal Guest has been registered by a Member through the Personal Guest Registration Process.
 - i. Subject to Operating Plan fees, conditions, and restrictions.
 - ii. All Personal Guests ages three (3) and older must be registered through the Personal Guest Registration Process to access the Private Amenities unaccompanied by a Member.
 - iii. To register Personal Guests, Members must provide the names, ages, and any other information specified by the Operating Plan for each Personal Guest they wish to register.
- b. Unaccompanied Personal Guests who arrive at a Private Amenity that have not been registered through the Personal Guest Registration Process will not be granted access.

- b. Qualified Owners shall be entitled to up to six (6) Short-Term Tenant Card(s) for each Residential Parcel they own that is registered as a short-term rental with the Town of Truckee and the Association.
- c. The issuance of Short-Term Tenant Cards may be subject to Operating Plan restrictions and conditions.
- d. To qualify for Short-Term Tenant Cards, Owners must:
 - i. Furnish proof that their Residential Parcel is registered with the Town of Truckee and the Association as a short-term rental.
 - ii. Pay an annual administrative fee.
- e. Short-Term Tenant Cards remain valid only so long as:
 - i. The Residential Parcel remains registered with the Town of Truckee and the Association as a short-term rental.
 - ii. The annual administrative fee is paid.
- f. Short-Term Tenant Cards shall be associated with a specific Residential Parcel and are NOT refundable or transferable to another Residential Parcel.

G. TENANTS

1. ACCESS

- a. Consistent with Section A(11), management may implement an Operating Plan that includes peak period pricing, access blackout dates, and/or another limitation mechanism for the Tenant category and/or any Tenant sub-category.

2. RESIDENT TENANTS

- a. Long-Term Tenants and Seasonal Tenants may access the Private Amenities by means of the Owner Relinquishment Process and Resident Tenant Photo ID Cards.
- b. Coresident Tenants may access Private Amenities by means of the Photo ID Card Exception Process and Resident Tenant Photo ID Cards.
- c. The issuance of Resident Tenant Photo ID Cards may be subject to Operating Plan fees, restrictions and conditions. A Resident Tenant administrative fee will apply.

3. SHORT-TERM TENANTS

- a. Short-Term Tenants may access the Private Amenities by means of a Short-Term Tenant Card. Each Short-Term Tenant Card will allow Private Amenity access to one (1) individual age three (3) and older for an access fee and subject to the Operating Plan Short-Term Tenant restrictions and conditions.

H. RESIDENT TENANT PHOTO ID CARDS

1. GENERAL

- a. In accordance with the Governing Documents, and subject to the Operating Plan Resident Tenant fees, conditions, and restrictions, Seasonal Tenants and Long-Term Tenants are eligible for Resident Tenant Photo ID Cards through the Owner Relinquishment Process.
 - i. For Seasonal Tenants and Long-Term Tenants, relationships eligible for a Resident Tenant Photo ID Card shall be defined and restricted in accordance with the definition of Owner's Family set forth in Section A above, substituting lessee for Owner as appropriate.
- b. Coresident Tenants are eligible for Resident Tenant Photo ID Cards through the Photo ID Card Exception Process.
- c. Consistent with Section 2(b), Resident Tenant Photo ID Card holders shall receive analogous Private Amenity rights, privileges, and benefits as Member Photo ID Card holders (e.g. discounts and Personal Guest privileges), except that Resident Tenant Photo ID Card holders shall not be provided with an analogous Photo ID Card Exception Process.
- d. Individual Resident Tenants will be issued no more than one (1) Resident Tenant Photo ID card per person.
- e. Any children of Resident Tenants ages three (3) and older must have a valid Resident Tenant Photo ID Card to receive any privileges available to Resident Tenants.

- f. Any Resident Tenant Photo ID Card issued beyond the four (4) Photo ID Cards allotted to each Residential Parcel (i.e. cards 5-10) shall not be valid unless the annual assessment for the current year is paid.
- g. Through the Owner Relinquishment Process, the Owner may designate and authorize a primary Resident Tenant to assign Resident Tenant Photo ID Cards to eligible Resident Tenants or to make changes to those assignments.
- h. Once assigned to a Resident Tenant, that Resident Tenant Photo ID Card assignment is valid until such time as:
 - i. The Resident Tenant lease expires, or
 - ii. The Resident Tenant Photo ID Card is canceled or reassigned.
- i. Any canceled or reassigned Resident Tenant Photo ID Card must be returned to the Member Services office.
 - i. Any purchased Resident Tenant Photo ID Card that is canceled or reassigned is NOT refundable or transferable.
 - ii. Any Amenity entry pass product attached to a canceled or reassigned Resident Tenant ID Card is NOT refundable or transferable.

2. OWNER RELINQUISHMENT PROCESS

- a. The Member Photo ID Cards associated with a Residential Parcel pursuant to Section C may be relinquished by the Owner to a Resident Tenant upon written request of the Owner and the presentation to the Association of a valid Resident Tenant lease or rental agreement with a term longer than 30 days.
 - i. To initiate the Owner Relinquishment Process, Owners must submit their request in writing to the Member Services Office.
 - ii. The Owner Relinquishment term shall expire when the original lease term ends.
 - 1. If the Tenant's lease agreement includes the option to extend the lease term, the Owner must notify Member Services of any extension before the expiration of the original lease term. Upon the Association's request, the Owner must provide Official Documentation to verify that the lease has been extended and remains in effect.
 - 2. Failure to notify Member Services of the lease extension will result in the deactivation of the Tenant's Resident Tenant Photo ID Card and the reversion of all delegated rights, privileges, and benefits to the Owner. A new Owner Relinquishment Process will be required to redelegate the Owner's rights, privileges, and benefits to the Tenant.

3. Operating Plan fees, conditions, and restrictions may apply.

- b. The right to delegate and assign Resident Tenant Photo ID Card privileges to Resident Tenants through the Owner Relinquishment Process shall extend to all Owners, including partnerships, corporations, and trust owners.
- c. Owners may initiate the Owner Relinquishment Process no more than twice in any twelve (12) month period.
- d. Upon utilizing the Owner Relinquishment Process, the Owner will relinquish all rights, benefits, and privileges, except for those rights, benefits, and privileges that the Governing Documents and/or this rule specifically exempt from delegation.
- e. All outstanding Tahoe Donner Cards associated with the leased Residential Parcel must be deactivated before Resident Tenant Photo ID Cards may be issued for the parcel.
- f. Upon the expiration of the Resident Tenant Lease:
 - i. Resident Tenant Photo ID Cards shall be deactivated.
 - ii. All delegated rights, privileges, and benefits shall revert to the Owner.

3. CORESIDENT RELATIONSHIPS

- a. The issuance of Resident Tenant Photo ID Cards based on a Coresident Relationship:
 - i. May only be granted through the Photo ID Card Exception Process.
 - ii. Shall not require relinquishment of Member Photo ID Cards by the Owner or Owner's Family.
 - iii. Shall count against the total number of Member Photo ID Cards issued to a Residential Parcel and be subject to any fees applicable to Member Photo ID Cards issued beyond the four (4) allotted per Residential Parcel (i.e. cards 5-10).
- b. Resident Tenant Photo ID Cards granted on the basis of a Coresident Relationship shall expire at the end of the Coresident Tenant's lease agreement.
 - i. If the Coresident Tenant's lease agreement includes the option to extend the lease term, the Owner must notify Member Services of any extension before the expiration of the original lease term. Upon request by the Association, the Owner must provide Official Documentation to verify that the lease has been extended, and the Coresident Relationship remains in effect.

1. Failure to notify Member Services of the lease extension will result in the deactivation of the Resident Tenant Photo ID Cards based upon the Coresident Relationship.
2. A new petition through the Photo ID Card Exception process will be required to reactivate each deactivated Resident Tenant Photo ID Card.

I. OFFICIAL DOCUMENTATION

1. The Board shall review and, if appropriate, update the list of admissible Official Documentation at least every other year, with the complete and up-to-date list of accepted Official Documentation published in the Operating Plan.
2. The Association in its sole discretion shall determine the validity of all Official Documentation.
3. Owners are solely responsible for furnishing appropriate Official Documentation to the Association.
4. At a minimum, Official Documentation shall include one or more of the following:
 - a. To validate ownership, Official Documentation shall be a current recorded deed on file with the Office of the Nevada County Recorder.
 - b. To validate familial relationships, Official Documentation includes without limitation a birth certificate, marriage certificate, declaration of domestic partnership, and state issued adoption record.
 - c. To validate Long-Term or Seasonal Tenant relationships, Official Documentation includes without limitation a signed lease agreement and other documentation to show proof of Tenant residency at the leased Residential Parcel.
 - d. To validate trusts, Official Documentation includes without limitation a trust document naming the trustees.
 - e. To validate partnerships, corporations, and other fictitious legal entities, Official Documentation includes without limitation Articles of Incorporation, partnership agreement, and a letter from the partnership or corporation naming the officers, directors, and/or partners.

J. GENERAL USE REGULATIONS AND RESTRICTIONS

1. GOOD STANDING

- a. To qualify for any of the rights, privileges, and benefits referenced in this rule, Owners must be in Good Standing.

2. PRESENTATION OF TAHOE DONNER CARDS

- a. No Private Amenity access or discount shall be granted at any Amenity without presentation of a valid Tahoe Donner Card or verification of a Registered Personal Guest.
- b. For verification purposes, any person who is seeking access to a Private Amenity may be required to present a valid photo ID upon arrival at the Private Amenity.

3. ONE PHOTO ID CARD PER PERSON

- a. No individual will be issued more than one (1) Photo ID Card, regardless of how many Residential Parcels that individual owns, leases, or is otherwise associated with.

4. PEAK USAGE PERIODS

- a. Photo ID Card holders may be required to make a reservation to access a Private Amenity during peak usage periods.

5. LOST OR STOLEN TAHOE DONNER CARDS

- a. Any lost or stolen Tahoe Donner Card shall be reported to the Association's Member Services Office immediately.
- b. The Association, at its sole discretion, shall be entitled to issue replacement Tahoe Donner Cards if the circumstances warrant such replacement, and to charge a replacement fee per Tahoe Donner Card.
- c. No temporary Tahoe Donner Cards will be issued.

6. SALE OF RESIDENTIAL PARCELS

- a. Upon the sale of a Residential Parcel, new Tahoe Donner Cards may be issued to the new Owners of the Residential Parcel and/or the Owner's Family, and all Tahoe Donner Cards associated with the parcel and issued to the seller and/or the seller's family are null and void.

7. ATTENDANTS OF DISABLED INDIVIDUALS

- a. Subject to all other provisions of this rule, where a disabled individual's reasonable use of a Private Amenity is only possible with the assistance of an attendant, that attendant will be permitted access without charge for the purpose of providing such assistance.
 - i. Attendants of disabled individuals' access is subject to Operating Plan conditions and restrictions.

8. NON-LIVE-IN CHILDCARE PROFESSIONALS

- a. Subject to all other provisions of this Rule, a non-live-in childcare professional may access a Private Amenity without charge for the purpose of providing direct adult supervision to a child Member, provided that:

- i. The child Member's reasonable use of the Private Amenity requires direct adult supervision due to Association rules or another applicable circumstance.
 - ii. The Owner has contracted with the childcare professional on an ongoing basis to provide that supervision.
 - iii. The Owner has provided satisfactory documentation to the Member Services Office to verify the ongoing, bona fide contractual relationship with the childcare professional.
- b. Non-live-in childcare professional verification and access is subject to Operating Plan conditions and restrictions.

9. USE OF AMENITIES BY MINOR CHILDREN

- a. Children under the age of three (3) shall have unrestricted right of entry to the Private Amenities without a Tahoe Donner Card, provided the child is accompanied by either an adult parent or legal guardian who is validly in possession of a Tahoe Donner Card or by a registered Personal Guest of an Owner.
- b. Children under the age of ten (10) shall not be admitted to or allowed to use any Amenities without direct adult supervision. Some Amenities may have different age requirements.
- c. Children of Short-Term Rental tenants under the age of 18 shall not be admitted to a Private Amenity unless accompanied by an adult.

10. ASSUMPTION OF RISK AND INDEMNITY

- a. In consideration of use of and the participation in the Tahoe Donner Amenities, facilities, and associated activities, and the ability to make assignments to Tenants, and to bring Personal Guests to Amenities, facilities and activities, and in consideration of receipt of a Tahoe Donner Card (either allotted or purchased), each Member, Personal Guest, and Tenant must enter into/sign an assumption of risk and indemnification agreement.

11. FRAUDULENT AND PROHIBITED ACTIONS CONCERNING TAHOE DONNER CARDS

- a. Presenting false or misleading information to obtain any Tahoe Donner Card is a fraudulent action and will be grounds for disciplinary and legal action against the Owner and/or Tenant consistent with the Governing Documents and as allowed by law. Such fraudulent action may include but is not limited to:
 - i. Making false representations of an Owner's Family, Personal Guest, or Tenants.
 - ii. Providing false information or documentation.
 - iii. Falsely attesting that a Tenant has a valid and enforceable lease when the Tenant does not.

- iv. Falsely attesting that a Tenant resides at a Residential Parcel when the Tenant does not.
 - v. Assigning a Tahoe Donner Card to or obtaining a Tahoe Donner Card for a person who is not eligible under this rule.
- b. Selling or otherwise transferring Tahoe Donner Cards and/or private amenity privileges and member benefits is strictly prohibited.
 - c. Photo ID Cards are specifically assigned to the person to whom the Photo ID Card is issued, subject to the provisions of this rule. Photo ID Cards may not be utilized by, or transferred to, any other person. Doing so will result in the confiscation of the Photo ID Card and disciplinary and legal action against the Owner and/or Tenant consistent with the Governing Documents and as allowed by law.
 - d. Any use of a Tahoe Donner Card that violates any provision of this rule may result in the confiscation of the Tahoe Donner Card. The Association reserves the right to pursue any disciplinary and legal action against the Owner and/or Tenant consistent with the Governing Documents and as allowed by law.

12. FRAUDULENT USE OF THE PERSONAL GUEST REGISTRATION PROCESS

- a. Use of the Personal Guest Registration Process for purposes other than those purposes for which the process was created and intended will be grounds for disciplinary action and legal action against the Owner and/or Tenant consistent with the Governing Documents and as allowed by law.

13. ASSOCIATION RULES VIOLATION

- a. Any other violation of this rule and/or of the posted rules at the Amenities, may be grounds for disciplinary and legal action against the Owner, Personal Guests, and/or Tenant consistent with the Governing Documents and as allowed by law.

K. RULE CONSTRUCTION AND PHASED IMPLEMENTATION PLAN

1. LIBERAL CONSTRUCTION

- a. This rule shall be liberally construed to facilitate its implementation and to effectuate its purposes.

2. PHASED IMPLEMENTATION

- a. Through the annual budget process and other administrative means, staff shall develop, and the Board shall adopt a Phased Implementation Plan to fully implement this rule no later than January 1, 2028.
- b. The Board shall adopt the initial Phased Implementation Plan concurrent with the adoption of this rule.

- c. The Phased Implementation Plan shall have the following objectives:
 - i. Develop and implement a financial transition plan to smooth budgetary and assessment changes associated with this rule.
 - ii. Develop and implement management processes and practices to ensure that the Private Amenities do not become overburdened by this rule.
 - iii. Develop and implement administrative processes and practices to ensure an orderly transition to full rule implementation for both staff and members.
- d. To evaluate progress and to provide direction, the Board shall review and, if appropriate, update the Phased Implementation Plan at least semi-annually.
- e. The Operating Plan shall represent the current state of the Phased Implementation Plan.
 - i. The Board shall be notified of any changes to the Operating Plan.