



2027 DRAFT AMENITY ACCESS RULE OPERATING PLAN

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 2027

- 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 2027
 - 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 11 only. There will be no other private amenity access restrictions or limitations for Members in 2027
 - ii. Members will be required to make reservations for themselves and any accompanied or unaccompanied guests during the reservation period

2. Personal Guest Access in 2027

- 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 2027
 - 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 11
 - ii. Members will be required to make reservations for their accompanied or unaccompanied guests



- 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 2027 Operating Plan***

3. Short-Term Rental Tenant (STR) Access in 2027

- 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 2027
 - 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 1-3, 2027 – Trout Creek
 - II. January 16-18, 2027 – Trout Creek
 - III. February 13-15, 2027 – Trout Creek
 - IV. May 29-31, 2027 – Trout Creek, Beach Club, Tennis Center
 - V. July 1-11, 2027 – Trout Creek, Beach Club, Tennis Center and Northwoods Pool
 - VI. September 4-6, 2027 – Trout Creek, Beach Club, Tennis Center and Northwoods Pool
 - VII. Nov 25-28, 2027 – Trout Creek
 - VIII. Dec 24, 2027 - Jan 2, 2028 – 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 2027 Operating Plan***

4. Resident Tenant Access in 2027

- 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. Restrictions/limitations in 2027
 - 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 11
 - ii. Resident Tenants will be required to make reservations for their accompanied or unaccompanied guests
- 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 2027 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 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: \$185
 - 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: \$100 per relinquishment process
 - iv. Short-Term ID Card Administrative Fee: \$100 annually
 - v. Professional Child Care Provider Registration Fee: \$40

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 application form that is required to be submitted to apply for an exception
 - ii. The form and additional information regarding the Exception Process are available on the Tahoe Donner website

AMENITY ACCESS PHASED IMPLEMENTATION PLAN – 10.10.24

Under Section J of the proposed Amenity Access Rule, staff shall develop, and the Board shall adopt a Phased Implementation Plan to fully implement the Amenity Access Rule no later than January 1, 2028. The Board must adopt the *initial* Phased Implementation Plan concurrent with the rule's adoption. The Phased Implementation Plan will then be subject to review and update at least semi-annually. The final draft of the *initial* Phased Implementation Plan will be presented and adopted concurrently with the proposed rule following the 45-day member notification and comment period.

***Phased Implementation Plan is NOT part of the Proposed Amenity Access Rule and is subject to change, with Board approval.**

2024 – Year 0

1. PHOTO ID VALIDATION PLAN:

- a. Beginning on the date of the rule's adoption, newly issued Photo ID Cards shall be subject to the Amenity Access Rule's requirements.
 - b. Beginning on the date of the rule's adoption, if any changes are made to the Photo ID Card holders listed on a Residential Parcel's property profile (ShopTD), then all Photo ID Card holders listed on that property profile shall be subject to the Amenity Access Rule's requirements.
 - c. For Photo ID Cards issued prior to the rule's adoption, there shall be a grace period for providing Official Documentation to the Association to validate family relationships. This grace period shall be from the date of the rule's adoption through December 31, 2027, unless changes are made to the Photo ID Card holders listed on a Residential Parcel's property profile, in which case all Photo ID Card holders must be validated.
2. Owner's Family members ages 3-6 seeking Member Photo ID Card holder rights, privileges, and benefits, will be required to obtain a Member Photo ID Card. Each Member Photo ID Card will count towards the total number of Member Photo ID Cards on the property. If the Member Photo ID Card for a child aged 3-6 is beyond the 4 available through payment of the annual assessment, there will be no annual cost associated with these Member Photo ID Cards until the child turns seven (7) years old.
- a. Children with the current "Onestore Child" designation will not be required to obtain a Member Photo ID Card until December 31, 2027, or they turn 7 years old, whichever occurs earliest.
 - b. No later than December 31, 2027, to continue receiving Member Photo ID Card holder rights, privileges, and benefits, all Owner's Family members ages 3-6 must be assigned a Member Photo ID Card.

2025 – Year 1

1. **MEMBER AMENITY ACCESS:** No changes to the Member Photo ID Card and Recreation Fee system from 2024, with appropriate adjustments to the two (2) and four (4)-Card Recreation Fees and the fees for Additional Member Photo ID Cards made through the 2025 budget process.
 - a. Owner's Family members ages 3-6 seeking Member Photo ID Card holder rights, privileges, and benefits, will be required to obtain a Member Photo ID Card. Each Member Photo ID Card will count towards the total number of Member Photo ID Cards on the property. If the Member Photo ID Card for a child aged 3-6 is beyond the 4 available through payment of the annual assessment, there will be no annual cost associated with these Member Photo ID Cards until the child turns seven (7) years old.
 - i. Children with the current "Onestore Child" designation will not be required to obtain a Member Photo ID Card until December 31, 2027, or they turn 7 years old, whichever occurs earliest.
 - ii. No later than December 31, 2027, to continue receiving Member Photo ID Card holder rights, privileges, and benefits, all Owner's Family members ages 3-6 must be assigned a Member Photo ID Card.
2. **PHOTO ID VALIDATION:** Continue and refine the Photo ID Validation plan.
3. **EXISTING TRANSFERABLE GUEST CARDS:** All existing transferable guest cards will be deactivated on January 1, 2025.
4. **SHORT-TERM TENANTS:** Develop and implement the Short-Term Tenant Card program.
 - a. Initial Operating Plan preliminary details:
 - i. Administrative fee for purchasing Short-Term Tenant Cards will be set through the budget process.
 - ii. Each Short-Term Tenant Card will allow Private Amenity access to one (1) individual ages three (3) and older for an access fee.
 - iii. Short-Term Tenant Cards valid from January 1, 2025 to December 31, 2025.
 - iv. Short-Term Tenant Cards can be purchased at any time during the year but expire on December 31, 2025.
5. **RESIDENT TENANTS:** Develop and implement the Resident Tenant Photo ID Card.
 - a. For 2025, the rights, privileges, and benefits delegated to Residential Tenants via the Owner Relinquishment Process shall be consistent with continuing the Member Photo ID Card and Recreational Fee status quo through 2025.
6. **PERSONAL GUESTS:** Develop and implement the Personal Guest Registration Process
 - a. Determine if Aspenware will work or if we need a different personal guest registration system
 - i. Aspenware limits the total number of people on one profile – 19
 - b. No changes to the personal guest payment methodology where the personal guest will pay the daily access fee at the time of entry.

- i. Staff to develop an optional guest access payment method where the owner can choose to pay the daily access fee for their personal guest(s).
- 7. **OPERATING PLAN:** Develop, publish, and implement the first Operating Plan to avoid overburdening the Private Amenities while prioritizing, promoting, and protecting Member use and enjoyment.

2026 – Year 2

1. **MEMBER AMENITY ACCESS:** Beginning on January 1, 2026, Member daily access fees and the Recreation Fee program shall end. As determined through the budget process following financial analyses, a minimum of two (2) and a maximum of four (4) Member Photo ID Cards shall be allotted per Residential Parcel and included in the annual assessment. Valid Member Photo ID Card holders shall be entitled to Private Amenity access without the requirement of a daily access fee or an additional yearly access pass.
 - a. 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.
 - b. Owner's Family members ages 3-6 seeking Member Photo ID Card holder rights, privileges, and benefits, will be required to obtain a Member Photo ID Card. Each Member Photo ID Card will count towards the total number of Member Photo ID Cards on the property. If the Member Photo ID Card for a child aged 3-6 is beyond the 2 or 4 available through the payment of the annual assessment, there will be no annual cost associated with these Member Photo ID Cards until the child turns seven (7) years old.
 - i. Children with the current "Onestore Child" designation will not be required to obtain a Member Photo ID Card until December 31, 2027, or turn 7 years old, whichever occurs earliest.
 - ii. No later than December 31, 2027, to continue receiving Member Photo ID Card holder rights, privileges, and benefits, all Owner's Family members ages 3-6 must be assigned a Member Photo ID Card.
2. **PHOTO ID VALIDATION:** Continue and refine the Photo ID Validation plan.
3. **SHORT-TERM TENANTS:** Continue and refine the Short-Term Tenant Card program.
4. **PERSONAL GUESTS:** Continue and refine the Personal Guest Registration Process.
5. **RESIDENT TENANTS:** The rights, privileges, and benefits delegated by Owners to Resident Tenants shall be analogous to the rights, privileges, and benefits available to Owners under the Amenity Access Rule, except for those rights, benefits, and privileges that the Governing Documents and/or the rule specifically exempt from delegation.
6. **OPERATING PLAN:** Analyze access data from the first year, and adjust the Operating Plan as warranted to avoid overburdening the Private Amenities while prioritizing, promoting, and protecting Member use and enjoyment.

2027 – Year 3

1. **MEMBERS:** Four (4) Member Photo ID Cards shall be allotted per Residential Parcel and included in the annual assessment. Valid Member Photo ID Card holders shall be entitled to Private Amenity access without the requirement of a daily access fee or an additional yearly access pass.
 - a. 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.
 - b. Owner's Family members ages 3-6 seeking Member Photo ID Card holder rights, privileges, and benefits, will be required to obtain a Member Photo ID Card. Each Member Photo ID Card will count towards the total number of Member Photo ID Cards on the property. If the Member Photo ID Card for a child aged 3-6 is beyond the 4 available through the payment of the annual assessment, there will be no annual cost associated with these Member Photo ID Cards until the child turns seven (7) years old.
 - i. Children with the current "Onestore Child" designation will not be required to obtain a Member Photo ID Card until December 31, 2027, or they turn 7 years old, whichever occurs earliest.
 - ii. No later than December 31, 2027, to continue receiving Member Photo ID Card holder rights, privileges, and benefits, all Owner's Family members ages 3-6 must be assigned a Member Photo ID Card.
2. **PHOTO ID VALIDATION:** Continue and refine the Photo ID Validation plan. Beginning on January 1, 2028, any Photo ID Cards assigned to individuals whose family relationship qualifications have not been validated with Official Documentation shall be deactivated unless and until the Association receives appropriate Official Documentation.
3. **SHORT-TERM TENANTS:** Continue and refine the Short-Term Tenant Card program.
4. **PERSONAL GUESTS:** Continue and refine the Personal Guest Registration Process
5. **RESIDENT TENANTS:** The rights, privileges, and benefits delegated by Owners to Residential Tenants shall be analogous to the rights, privileges, and benefits available to Owners under the Amenity Access Rule, except for those rights, benefits, and privileges that the Governing Documents and/or this rule are specifically exempt from delegation.
6. **OPERATING PLAN:** Analyze access data from the second year, and adjust the Operating Plan as warranted to avoid overburdening the Private Amenities while prioritizing, promoting, and protecting Member use and enjoyment.