EXHIBIT M
2027 AMENITY ACCESS RULE OPERATING PLAN

TAHOE DONNER℠

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

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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: $35
      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