

POLICIES AND PROCEDURES

Community Area at Fallen Leaf

Proposed by the Advisory Committee and adopted by the Board of Directors of the Community Services District on January 24, 1996, modified November 4, 1998; modified September 2, 2000; modified November 11, 2001; effective immediately and applicable until modified by further action of the Board:

General

The Community Area is located at the southeast corner of Fallen Leaf Lake, contains a public parking lot, a general store, post office, a volleyball court and a marina with launching, mooring and swimming facilities, and is surrounded on three sides by a residential community. All activities within and off-shore of the Area must be conducted in a safe and orderly way and in a manner which is consistent, to the maximum extent possible, with the quiet enjoyment of neighboring private property.

The Community Area will operate with no financial cost to the Community Services District. Operations should be break-even or better. (It is understood that this includes accrual of a reserve for depreciation.) After covering its direct expenses, the Board regards a high quality of public and community service to be its primary operating objective. To this end no effort shall be made to promote commercial activity.

Monthly financial statements and other related financial documents provided to the CSD, as required by the Contract for Management Services, must be typewritten or computer generated.

The specific limitations described herein are in addition to boating and traffic safety rules of the State and/or County and all prior agreements made between the Community Services District and the Fallen Leaf Lake Associates. Any person whose behavior is willfully or repeatedly disturbing to others in or near the Area will be denied the privileges of access to and use of these facilities. Vehicles, boats or individuals in violation of these Policies and Procedures may be cited or towed as provided by county authority.

Season: The regular season will begin on the weekend during which Memorial Day is observed and will end on the weekend next following that during which Labor Day is observed. Seasonal hours and procedures may be observed, at the discretion of the management of the Community Area during a period of up to two weeks before and six weeks after these dates, if weather conditions and public interest favor such extension of the season.

Off-season vehicular access to the Area will be permitted only by special arrangement or for purposes of maintenance and construction. (See "Special Arrangements" following.) During

Modified November 11, 2001

Page 2 of 5

the off-season the area may be used for storage of CSD property and for a fee for the storage of private property. By November 1 the marina will be secured for the off-season by (1) removing all floating stock that can reasonably be removed, (2) by preventing pedestrian access to any floating stock that has not been removed, and (3) by placing signage which marks the area as "CLOSED FOR THE SEASON".

Hours: During the season the Area will be open for public use between the hours of 8:00 a.m. and "dusk" daily, although not all facilities within the area will be open for that entire period. During closed hours access may be arranged. (See "Special Arrangements" following.) Maintenance, supervisory and emergency vehicles will be permitted on the

property at any time.

Launching: The launch ramp fee is to be established each year as a part of the marina operations contract and must be in line with fees for similar ramps in the area. Use of the launch constitutes an obligation to pay the fee and to execute the liability release.

Swim Area and Beach: The portion of the beach east of the east-most "pier" is reserved as the Swimming Area. It is to be roped off to prohibit boat access, with no slips other than for sailboats on the east side of that "pier". There is to be a swim float for the enjoyment of those using the beach. The beach is to be clearly marked "swim at your own risk; no lifeguard on duty".

Fires: Campfires and barbecues are not permitted at any time other than at scheduled events conducted only under supervision of the fire department or the area operator and with site approval by the fire department. By state law smoking in buildings is prohibited.

Engine Noise: Engines which are well within State Safety Limits of 86 dba can be operated in such a way as to disturb others; likewise, engines which exceed legal noise limits can be operated quietly. Area management will deny launching and mooring privileges to any vessel operated in such a way as to become a public disturbance. In extreme cases, law enforcement officials will be asked to enforce legal noise limits.

Rental Boats: Neither jet skis nor ski boats will be rented without drivers.

Boat Traffic Patterns: Ski patterns, which have been developed by boat users on the Lake, will be posted and available at the marina and will be distributed to each boat that launches. When more than one ski boat is operating, compliance with the pattern is expected.

Boats are expected to abide by state boating laws such as a speed limit of 5 mph within 100 yards of shore.

All jet ski users are expected to avoid in-shore waters and to move about the Lake so that they do not cause a prolonged and continuing disturbance in one place.

Modified November 11, 2001

Page 3 of 5

Store: From Memorial Day weekend to Labor Day, the store will be operated for the reasonable convenience of the Fallen Leaf Community, including the public. Store hours will be set by the manager, after consultation with the District, and will not be changed arbitrarily or without advanced written notice of (6) days, barring unforeseen circumstances.

Restrooms: The restrooms are to be open during hours of operation and as required to accommodate those for whom "special arrangements" have been made. They are to be kept in a neat and sanitary condition.

Volleyball: The volleyball court is available on a first-come-first-serve basis; it is expected that accommodation will be made for all who want to play. Reservations for use by a restricted group will only be possible for scheduled Fallen Leaf events and will be coordinated through the area management.

The court is literally in the front yard of its neighbors. Quiet and appropriate conversation is expected. Those who do not act appropriately will be asked not to use the facility.

General Appearance: The Community area is to be kept clean, neat and free of trash and the walkways swept or raked for safety. The landscaping is to be watered until established.

Advertising: No advertising will be permitted outside the Fallen Leaf Basin which is defined to include the Fallen Leaf Campground.

Inventory: An inventory shall be maintained of CSD property in the Community Area and all major items shall be kept labeled by the management.

Signage: Signs shall be installed and maintained to satisfy TRPA requirements, to disclaim liability and indicate hours and fees. All signs must be approved by the Community Services District Board and by TRPA.

Quiet Hours: Quiet hours are designated as sunset to 8:00 a.m. Power boats and jet skis entering and leaving the marina should proceed slowly and quietly while within 300 yards of the shore. At the launching ramp and in the marina and parking lot voices and boat and auto noises should be subdued. The volleyball court is not available for use.

Special Arrangements: Those who desire access to the launch ramp between "dusk" and 8:00 a.m. or who use the facilities before or after the regular season may make arrangements with the area management to obtain such access and egress. Users requesting this privilege may be charged a special fee and will be asked to sign a liability release. (Note - the liability release is included in the marina rental contracts and on the receipt for the launch fee during the regular season.) The intent of this special arrangement provision is to accommodate the needs of fishermen and of dock lessees and may be withdrawn if "Quiet Hour" courtesies are not observed.

Modified November 11, 2001

Page 4 of 5

Facilities: Store, post office, restrooms and marina facilities shall be provided as required by TRPA. Fifty-six boat slips plus eight temporary tie-up spaces and two spaces required by fire and sheriff vehicles plus those slips activated by FLLA by payment per agreement will be provided. Lockable facilities will be provided for kayak and canoe storage outside of the new store building.

The manager will provide on a monthly basis (second Tuesday of each month at the time financial information is provided to the CSD Parks and Recreation liaison) for the month just ended, an accurate tracking system of all mooring, slip allocations and launch ramp fees. This tracking system will include the location of the 8 temporary tie-up slips, the location of the 6 rental boat slips, identification of slip locations used by associates, identification of slip locations used by the public, and a listing of boats by size being launched and associated fees.

Parking: The Community Area has very little parking space to offer, and is constrained by other authority from providing more. Parking is available on a first-come-first-serve basis with one space reserved for the Fire Chief and a pair of tandem spaces reserved for the store staff and another for the marina staff. Overnight parking of vehicles is prohibited by TRPA; the only exception allowed is for the Fire Chief or other staff who live on the property.

Parking fees may be charged in an amount consistent with other similar facilities in the Tahoe Basin subject to Board approval. Mopeds and boat trailers are considered vehicles.

If parking fees are charged, each lot within the Fallen Leaf Community will be provided one (1) parking pass which must be displayed in a visible manner in order to avoid paying fees.

The parking lot away from the shore is reserved for cars and small trucks. Boat trailers must be disconnected and may be parked only in the spaces below the parking lot. Some spaces will be marked "30 minute" in order to accommodate patrons of the store and post office.

There is no facility on the premises for parking buses, motorhomes or large campers; no such vehicles will be allowed,

Mooring: Eight temporary tie-up slips, clearly marked, are available in the marina for the public use (temporary mooring) while patronizing the store, post office, or other community facilities. Marking of the temporary tie-up slips must be approved by the CSD and the manager. There is no charge for use of temporary mooring. The time limits will be posted and may be changed as required to facilitate smooth operation. Two slips will be reserved for

the Fire Boat and/or the Sheriff's Boat. The operator may reserve up to six slips for rental boats. All other slips are rented by the day, week, month or season. The fees are established each year as part of the marina operations contract and must be in line with similar mooring on Lake Tahoe. Those slips rented by the month or season may be sub-let by lessee. Lessee must notify marina operator in writing in advance of such occupancy of sub-let slip. Without such advance notification, slip occupant will be required to pay usual rental fee

Modified November 11, 2001

Page 5 of 5