

The Glenshire/Devonshire Residents' Association, Inc.
Amendments of Facilities Policy
(Notice Posted November 19, 2025)

The purpose of this written notice is to inform you that the Board of Directors is considering the adoption of amendment of one (1) GDRA policy listed below.

The Glenshire/Devonshire Residents' Association Facilities Policy

1. **Text of the Proposed Rule (Policy):** A copy of the proposed amended Facilities Policy is attached.
2. **Purpose and Effect of the Changes:** The Association has performed an analysis of how this policy can better serve the Members and simplify pool operations, while further reducing the risk of jeopardizing the Association insurance coverage, which largely informed the adjustments to this policy. The proposed changes are also intended to reduce violations through the deterrence of non-member access, to allow some open pool hours when lifeguards are not available, and to offset amenity operation costs more through amenity user fees.

Proposed changes include but are not limited to: offering early bird amenity fee discounts, care-provider memberships, a second amenity fee for non-pool users to obtain an amenity membership at a lower cost for use of only the sports court and playground, and the implementation of an amenity access control system.

3. **Notice of Meeting of the Board of Directors to Consider Adoption of the (1) Amended Policy listed above:** The Board of Directors will hold a meeting to consider the adoption of the proposed amended Facilities Policy as indicated below. The Board of Directors intends to make its decision at this meeting following consideration of any member comments.

Date: December 17, 2025

Time: 5:30 pm

Place: 15726 Glenshire Dr., Truckee, CA 96161

or

meet.google.com/uup-wksk-goh OR Phone (US)+1 609-438-1384 PIN: 254 516 657#

THE GLENSHIRE/DEVONSHIRE RESIDENTS' ASSOCIATION, INC.
Government Code §12956.1

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Notice. After January 1, 2022, a Restrictive Covenant Modification form with procedural information for appropriate processing with the Nevada County Clerk-Recorder may be found at the following link:

[https://www.mynevadacounty.com/3438/Restrictive-Covenant-Modification-
Inform](https://www.mynevadacounty.com/3438/Restrictive-Covenant-Modification-
Inform)

GLENSHIRE/DEVONSHIRE RESIDENTS' ASSOCIATION, INC. PROPOSED 2026 FACILITIES POLICY

FACILITIES MEMBERSHIP INFORMATION

Annual Amenity Access Memberships are available for purchase starting in May, when announced (subject to change). All memberships expire on December 31st or when title or occupancy of property changes (subject to change). Memberships can be purchased at www.glenshiredevonshire.com. The total number of Amenity Access Memberships per parcel may not exceed 6 memberships (open to exceptions).

Amenity Access Memberships

Amenity Access Fee 1:

- \$55 annual cost per Member/per year for access to: Pool / Sports Court / Playground

Amenity Access Fee 2:

- \$15 annual cost per Member for access to: Sports Court / Playground

Amenity Access Fee 3:

- \$0 annual cost per Member access for access to: Playground only

Early bird memberships purchased only between May 1, 2026 and May 31, 2026 are \$5 less per person.

Amenity Access Early Bird Fee 1:

- \$50 annual cost per Member/per year for access to: Pool / Sports Court / Playground

Amenity Access Early Bird Fee 2:

- \$10 annual cost per Member for access to: Sports Court / Playground

Members age 3 years and older must either obtain an annual Amenity Access Membership or pay a daily member drop-in fee of \$8 to enjoy the amenities.

Swim classes and other classes, if available, are at various rates and can be purchased separately from Amenity Access Memberships by Members and their guests, when announced.

Identification and Access

Adults and children may be required to provide acceptable identification (i.e., drivers' license/school ID card) to receive amenity memberships.

The Association may implement an access system using key pads, key fobs, or other remotes to access certain portions of the amenities. All persons must use such forms of access where applicable and cannot share their access devices or codes with other persons. One access device would be provided for each Amenity Access Membership. The Association may charge a fee for replacement or additional access devices.

Household Members

Amenity Access Memberships are available to:

- GDRA Property Owners and their immediate family, care-providers (nurses, nannies, etc.), related persons, or other permanent residents of the household.
- Qualified Renters when the Owners have transferred amenity rights via GDRA Transfer of Rights form. Owners must contact info@glenshiredevonshire.com to request a Transfer Form.

Only persons residing in a residence in Glenshire/Devonshire, or not residing in a residence but owning a parcel in Glenshire/Devonshire, or care-providers for residents with written verification of their role, can receive amenity memberships. Verification of residency may be required.

Guest Information

A Guest is any individual invited by an Owner or qualified renter to the facilities (with the approval of the Association). Members may invite up to four guests per day per property. Guests must be accompanied by a GDRA Property Owner or Resident. Non-member daily guest fees per facility visit per guest of any age are:

{6811.01/00701126.2}

- Amenity Access Guest Fee 1: \$10 for access to: Pool / Sports Court / Playground
- Amenity Access Guest Fee 2: \$5 for access to: Sports Court / Playground
- Amenity Access Guest Fee 3: \$0 for access to Playground only

FACILITY RENTAL INFORMATION

Only Members in good standing may rent the Clubhouse, Gazebo and Pool Pavilion; dues, special assessments, and any other fees must be current. A release must be signed before the event by all Members, renters, and guests.

The Clubhouse, Gazebo, and Pool Pavilion are available to rent to Members on a reservation basis only. The Clubhouse is rented at \$50/hr. The Gazebo is rented at \$25/hr. The Pool Pavilion is rented at \$25/hr. All above facility rentals incur a deposit fee and cleaning, staff or other charges as applicable.

Household Members

Clubhouse, Gazebo, and Pool Pavilion rentals are available to GDRA Property Owners and their immediate family, related persons or other permanent residents of the household. Rentals are also available to qualified renters where the Owners have transferred amenity rights per GDRA Transfer of Rights form. Owners must contact info@glenshiredevonshire.com to request a Transfer Form.

GENERAL RULES APPLICABLE TO FACILITIES USE

Transfer of Facility Rights

Homeowners may transfer facility rights to leasehold tenants provided the lease term is three (3) months or longer. A facility transfer form and verification of the lease will be required. Transfer of rights must be updated annually (*Every calendar year*).

Use of Facilities by Minors, Members and Guests

Children under the age of 12 will not be allowed to use or have access to any Association facilities without direct adult supervision. Any Member or guest not following the rules may be asked to leave.

Personal Injury and Property Damage:

Facility/Amenity users assume all risk of personal injury to themselves, their family members, and guests, and for loss of, or damage to, the personal property of any such person; and hereby agree that the Association, and its management, staff, or any agent, shall not be responsible for any loss or injury sustained by the Owner, dependent child, immediate or extended family or guest of the Owner. The Association Rules will require the execution of further waivers of liability as a condition to Amenity use. Homeowners renting facilities must provide a copy of their homeowner's insurance policy, adding GDRA as an additional insured.

Authorized Facilities Use: Only members in good standing may enjoy the facilities/amenities; dues, special assessments, and any other fees must be current. Releases/Waivers: It is the responsibility of Owners and renters to ensure releases/waivers are signed by themselves and guests and not to allow guests to use facilities/amenities without being accompanied by Owners or renters.

Unauthorized and Impermissible use of an Amenity Access Membership or any Facility may result in fines in accordance with the Association's schedule of fines, along with the loss of facility use and privileges. Unauthorized and Impermissible use includes but is not limited to amenity/facility use without signing a release, smoking, etc.

2026 Facilities Policy Adopted at _____ Board Meeting.

GDRA Board Secretary _____

Signature

Date _____