

POLICIES AND PROCEDURES

With revisions per CSD meeting held on July 2, 2011

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; modified July 2, 2011; 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. The specific limitations described herein are in addition to rules of the State and/or County, such as boating rules, smoking rules, pet rules, etc., 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: Weather permitting, 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. At the discretion of the area operators the season can be extended, 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 the off-season the area may be used for storage of CSD property, for the property of the operators used in the operation of the store and marina, 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, and (2) 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.

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 by kayak and canoe storage outside of the new store building.

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

Green Operations: Whenever practical the area operators are encouraged to implement green management practices.

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 as needed. As a general policy signage, furniture, fixtures, barriers etc. should conform to the rustic character of Fallen Leaf.

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. As much as possible, signage shall be limited and consolidated.

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

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 the building is prohibited.

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 and posted by the store operator. Hours from July 4th weekend through Labor Day weekend will be constant and will not be changed arbitrarily, barring unforeseen circumstance.

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 operators. 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.

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-service basis with one space reserved for the Fire Chief, one space reserved for the General Manager, and a pair of tandem spaces reserved for the store staff and another pair of tandem spaces reserved 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. Mopeds and boat trailers are considered vehicles. The parking lot away from the shore is reserved for cars and small trucks and is for the use of store, marina and beach customers. This may be enforced by the area operator during busy times at his/her discretion. Boat trailers must be disconnected and may be parked only in the spaces below the parking lot. The parking spaced adjacent to the Community Building may be temporarily reserved for Community Building (Old Store) events; other event attendees should walk or be shuttled. Parking instructions for use of the Old Store will be in the reservation materials provided by CSD General Manager. 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, motor homes or large campers; no such vehicles will be allowed.

Marina

Launching: The launch ramp fees, which can include multi-launch and season passes, are to be established each year by the CSD Board in consultation with the marina operator. Use of the launch constitutes an obligation to pay the fee and to execute the liability release.

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 may 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 marina 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 by the CSD Board in consultation with the marina operator and will be set with a goal of maximizing revenue while encouraging a full marina. 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. Seaplanes will not be permitted within our marina. Mooring on-shore of low profile boats is up to the discretion of the marina operator.

Boat Wash: The hot water boat wash will be operational whenever the launch ramp is open; boat wash of any boat launched at Fallen Leaf Marina is mandatory except in the case of a boat that has not been in other waters since leaving Fallen Leaf and has proper tagging to assure that is true. The boat wash fees are to be established each year by the CSD Board in consultation with the marina operator; boat wash for carry-on kayaks and canoes should be free to encourage use.

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", except in the case that the marina is full and those spaces must be used for other than sailboats. 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".

Engine Noise: Engines which are well within State Safety Limits of 86 dba can be operated in such a ways as to disturb others; likewise, engines which exceed legal noise limits can be operated quietly. Area operator 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: This section is under consideration to be reviewed at a later date.

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 off shore. The marina operator is responsible for distribution of the rules, but not for enforcement. 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.

Quiet Hours: Quiet hours are designated as “dusk” 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 marina operator 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.