

ALA Property Access Rules (Including STR Client Access)

The Court in the Vertical Web Ventures, Inc. v. ALA case entered a Preliminary Injunction Order (“Order”) which, among other things, allows people who rent residences in Arrowhead Woods for a period of less than 30 days (“short-term rental clients”) to access Lake Arrowhead (the “Lake”) and the Reserve Strips (the “Strips”). In compliance with the Order, ALA will no longer enforce ALA Bylaw Article II Section C which prohibits short-term rental clients from accessing the Lake and the strips. ALA will also not prohibit Arrowhead Woods property owners, whether ALA members or not, their guests, lessees, and short-term rental clients from accessing the Lake or Strips.

ALA Property Access Rules are as follows:

1. ALA General Member:

ALA General Members can use their ALA membership/RFID card to access the Lake and Strips. ALA General Members can also use any ALA registered boat/watercraft providing the member has satisfied all ALA operator licensing requirements, has the required ALA boat/watercraft operator license in their possession, carries photo identification, such as a driver’s license, and carries their ALA membership/RFID card. ALA General Members cannot use ALA property for a business or commercial purpose.

Family members and non-paying guests of an ALA General Member can use the ALA member’s membership/RFID card to access the Lake and Strips provided the ALA member puts the family member’s or guest’s name on the member’s approved guest list with ALA. Family members and non-paying guests can use the ALA member’s registered boat/watercraft providing the guest or family member has satisfied all ALA operator licensing requirements, has the required ALA boat/watercraft operator license in their possession, carries photo identification, such as a driver’s license, and has the ALA member’s membership/RFID card with them at all times while on ALA property. Family members and guests cannot use any ALA property for any business or commercial purpose.

ALA General Member who owns a short-term rental property in Arrowhead Woods – short-term rental client access:

Short-term rental clients of an ALA General Member are prohibited from using the parks, fishing dock, Lone Pine Island, and the Village docks. Short-term rental clients of an ALA General Member can use an ALA General Member’s membership/RFID card to access the Lake and Strips, with or without the ALA member being present if the following requirements have been satisfied:

- a) The ALA member who owns the short-term rental property must provide ALA with a copy of their current short-term rental permit issued by San Bernardino County for their short-term rental.

- b) The ALA member must list the name of each short-term rental client on the approved STR client guest list in their ALA membership account on the website. This can be done online.
- c) Each short-term rental client must go to the ALA office and present a copy of their rental agreement executed by each short-term rental client over the age of eighteen (18) and show photo identification, such as a driver's license, to ALA staff prior to accessing the Lake or strips.
- d) Each short-term rental client must read the ALA rules, sign an agreement stating that they will follow all ALA rules and agree to be subject to fines if they violate any ALA rule.
- e) Each short-term rental client must sign a waiver that releases and indemnifies ALA and its employees and agents (the "ALA Indemnified Parties") to the fullest extent allowed under the law from any and all claims against the ALA Indemnified Parties which result from the short-term rental client(s) use of the Lake, Strips, or any ALA property.
- f) Each short-term rental client must purchase a short-term rental wristband with the short-term rental client(s) name and wristband expiration dates. Wristbands are available for periods of one-day, two-day, three-day, or one-week. ALA will charge a fee for each type of wristband.
- g) Short-term rental clients must wear their short-term rental wristband and carry photo identification, such as a driver's license, and the ALA member's membership/RFID card while on ALA property.
- h) Short-term rental clients cannot store, register, or use any boats/watercraft (including, but not limited to power boats, sailboats, kayaks, canoes, pedal boats, or paddleboards) on the Lake, whether the boats/watercraft are owned by an ALA member or the short-term rental clients.
- i) Short-term rental clients are prohibited from using the Lake or Strips for a business or commercial purpose.
- j) ALA may fine the ALA Member who owns the short-term rental property if that ALA Member fails to comply with these ALA Property Access Rules. The ALA Member who owns the short-term rental property shall also be jointly and severally liable for any fines levied against that ALA Member's short-term rental clients that remain unpaid for more than sixty (60) days.

2. ALA Beach Club Member:

ALA Beach Club Members can access the ALA Beach Clubs, the Lake and Strips, and can use a registered boat/watercraft on Lake Arrowhead providing the member has satisfied all ALA boat operator licensing requirements, has the required ALA boat/watercraft operator license in their possession, carries photo identification, such as a driver's license, and carries their ALA membership/RFID card. ALA Beach Club members cannot use ALA property for a business or commercial purpose.

Family members and non-paying guests of an ALA Beach Club Member can use the ALA member's membership/RFID card to access the ALA Beach Clubs, the Lake and Strips, if the ALA member puts the family member's or guest's name on their approved guest list with ALA. A maximum of 5 guests per membership/RFID card are allowed access to the ALA Beach Clubs. Family members and non-paying guests can use the ALA member's registered boat/watercraft providing the guest or family member has satisfied all ALA operator licensing requirements, has the required ALA boat/watercraft operator license in their possession, carries photo identification, such as a driver's license, and has the ALA member's membership/RFID card with them at all times while on ALA property. Family members and guests cannot use any ALA property for any business or commercial purpose.

ALA Beach Club Members who own a short-term rental property in Arrowhead Woods – short-term rental client access:

Short-term rental clients of an ALA Beach Club Member can use the ALA Beach Clubs, but only if accompanied by the ALA Beach Club Member. A maximum of 5 short-term rental clients per ALA Beach Club membership/RFID card are allowed access to ALA Beach Clubs when accompanied by the ALA Beach Club Member. Short-term rental clients of an ALA Beach Club member can use the ALA Beach Club Member's membership/RFID card to access the Lake and Strips, provided the requirements listed in Paragraph 1 (above) have been satisfied and subject to the terms and restrictions in Paragraph 1 (above). Short-term rental clients must always wear their short-term rental wristband and carry photo identification, such as a driver's license, and the ALA Beach Club member's membership/RFID card while on ALA property. Short-term rental clients of an ALA Beach Club Member may not use the ALA Beach Clubs, parks, fishing dock, Lone Pine Island or the Village docks without the ALA Beach Club member who owns the short-term rental being present.

3. ALA Dock Member:

ALA Dock Members can access their privately owned dock, the ALA Beach Clubs, the Lake and Strips and can use an ALA registered boat/watercraft on the Lake providing the member has satisfied all boat operator licensing requirements, has the required ALA boat/watercraft operator license in their possession, carries photo identification, such as a driver's license, and carries their membership/RFID card. ALA Dock Members cannot use ALA property for a business or commercial purpose.

Family members and non-paying guests of an ALA Dock Member may use the ALA Dock member's membership/RFID card to access the Dock Member's privately owned dock, the ALA Beach Clubs, the Lake and Strips, provided the ALA Dock member puts the family member or non-paying guest's name on their approved guest list with ALA. A maximum of 5 guests per ALA Dock membership/RFID card are allowed access to ALA Beach Clubs. Family members and non-paying guests can use the ALA Dock member's registered boats/watercraft on the Lake

provided that the family member or guest has satisfied all boat operator licensing requirements, has the required ALA boat/watercraft operator license in their possession and carries photo identification, such as a driver's license, and carries the ALA Dock member's membership/RFID card. Family members and guests cannot use ALA property for a business or commercial purpose.

ALA Dock Members who own a short-term rental property in Arrowhead Woods – short-term rental client access:

Short-term rental clients of an ALA Dock Member can use the ALA Beach Clubs, but only if accompanied by the ALA Dock Member. A maximum of 5 short-term rental clients per ALA Dock membership/RFID card are allowed access to ALA Beach Clubs when accompanied by the ALA Dock Member. The ALA Dock owner has the authority to decide who can use their privately owned dock. The short-term rental clients of an ALA Dock Member can use the ALA Dock member's membership/RFID cards to access the Lake and Strips, providing the requirements listed in Paragraph 1 (above) are met and subject to the terms and restrictions in Paragraph 1 (above). Short-term rental clients must always wear their short-term rental wristbands and carry photo identification, such as a driver's license, and carry the ALA Dock member's membership/RFID card while on ALA property. Short-term rental clients of an ALA Dock Member may not use ALA Beach Clubs, parks, fishing dock, Lone Pine Island or the Village docks without the ALA Dock member being present.

4. Arrowhead Woods Property Owner:

If an owner or residential property located in Arrowhead Woods ("Owner") chooses not to join the ALA, but wants access to the Lake or Strips through ALA RFID gates, the Owner can obtain one or two non-member RFID cards by paying a fee for each card and providing ALA with a copy of their Grant Deed. If the Owner does not want to access Lake Arrowhead through the ALA RFID gates, the Owner must carry a copy of their Grant Deed and their photo identification, such as a driver's license, when accessing the Lake or Strips. The Owner, their guests and lessees are not permitted to access the ALA Beach Clubs, parks, fishing dock, Lone Pine Island, or the Village docks. Owners must open an account with ALA and put the name of each guest or lessee on the account before the guest lessee can access the Lake or Strips.

Arrowhead Woods Property Owner short-term rental client access:

If the Arrowhead Woods property owner owns a short-term rental property in Arrowhead Woods, the Owner's short-term rental clients can access the Lake and Strips without the Owner being present if the requirements listed below have been satisfied. The Owner's short-term rental clients are not permitted to access the ALA Beach Clubs, parks, fishing dock, Lone Pine Island or the Village docks.

Requirements:

- a) The Owner who owns the short-term rental property must provide ALA with a copy of their current short term rental permit issued by San Bernardino County for their short-term rental.

- b) The Owner must list the name of each short-term rental client on the approved STR client guest list in their ALA account on the website.
- c) Each short-term rental client must go to the ALA office and present a copy of their rental agreement executed by each short-term rental client over the age of eighteen (18) and show photo identification, such as a driver's license, to ALA staff prior to accessing the Lake or strips.
- d) Each short-term rental client must read the ALA rules, sign an agreement stating that they will follow all ALA rules and agree to be subject to fines if they violate any ALA rules.
- e) Each short-term rental client must sign a waiver that releases and indemnifies ALA and its employees and agents (the "ALA Indemnified Parties") to the fullest extent allowed under the law from any and all claims against the ALA Indemnified Parties which result from the short-term rental clients use of the Lake, Strips, or any ALA property.
- f) Each short-term rental client must purchase a short-term rental wristband with the short-term rental client(s) name and wristband expiration dates. Wristbands are available for periods of one-day, two-day, three-day, or one-week. ALA will charge a fee for each type of wristband.
- g) Short-term rental clients must wear their short-term rental wristband and carry photo identification, such as a driver's license, and carry the Owner's RFID card, or a copy of the Owner's Grant Deed, while on ALA property.
- h) Short-term rental clients cannot store, register, or use any boats/watercraft (including, but not limited to power boats, sailboats, kayaks, canoes, pedal boats, or paddleboards) on the Lake.
- i) Short-term rental clients are prohibited from using the Lake or Strips for a business or commercial purpose.
- j) ALA may fine the Owner who owns the short-term rental property if that Owner fails to comply with these ALA Property Access Rules. The Owner who owns the short-term rental property shall also be jointly and severally liable for any fines levied against that Owner's short-term rental clients that remain unpaid for more than sixty (60) days.