



STR UPDATE

In October 2024, the Arrowhead Lake Association (the "ALA") entered into a Confidential Settlement Agreement (the "Settlement") with the Plaintiffs in the *Vertical Web Ventures, Inc. v. Arrowhead Lake Association, et al.* case. The Settlement, among other things, requires that the ALA allow people who rent residences in Arrowhead Woods for a period of less than 30 days ("short-term renters" or "STRs") to access all the properties and amenities outlined in the 1964 Agreement of Settlement and Compromise (the "1964 Agreement"). Therefore, short-term renters have the right to access Lake Arrowhead ("Lake"), the trails ("Trails"), and the reserve strips ("Strips") (altogether, the "1964 Properties"), and engage in "reasonable recreational activities" thereon, including boating, fishing, and swimming. In response to the Settlement, ALA has modified its various rules and policies to conform and ensure compliance with the same. ALA will not enforce *Article II, Section C* of its bylaws which sought to prohibit STRs from accessing the 1964 Properties. Indeed, in most ways, short-term renters will be treated like any other ALA guest. If you have any questions, please contact ALA staff.

2025 MEMBERSHIP RULES

Unless otherwise specified, the General Member rules apply to the Beach Club and Dock Memberships

General Members:

General Members may use their ALA membership/RFID card to access the Lake, Trails, Strips, Lone Pine Island, and associated ALA properties. General Members may also use any ALA-registered boat/watercraft so long as the member has satisfied all ALA operator licensing requirements and carries the required ALA boat/watercraft operator license and photo identification, such as a driver's license, and their ALA membership/RFID card with them at all times and have insurance and registration of their water craft and an ALA decal. General Members may not use ALA property for any business or commercial purpose.

General Members may record the names of their family members and friends on their respective "Family and Friends" list, which list is held by the ALA. Those individuals on the Family and Friends list may use the ALA member's membership/RFID card to access the Lake, Trails, and Strips. Family members and friends may also use the ALA member's registered boat/watercraft on the Lake so long as the guest (1) has satisfied all ALA operator licensing requirements and (2) carries the required ALA boat/watercraft operator license and photo identification, such as a driver's license, and the ALA member's membership/RFID card with them at all times. Family members and friends may not use ALA property for any business or commercial purpose.

General Members will be liable for the actions of and any injuries sustained by their guests, including STRs. All General Members and their guests must read and sign a waiver and release form stating that they will abide by all ALA rules, release and indemnify the ALA (and its employees or agents) to the fullest extent allowed by law, and agree to be subject to fines if they violate any ALA rules.

General Members with an Arrowhead Woods Short-Term Rental Property:

STRs of a General Member's short-term rental property ("STR Property") may access the 1964 Properties (i.e., the Lake, Trails, and Strips but not the fishing dock, courtesy docks, beach clubs, parks or Lone Pine Island) with the member's membership/RFID card, with or without the ALA member being present, if the following requirements have been met and rules been abided by:

- The General Member who owns the STR Property must provide the ALA with a copy of their current STR permit issued by San Bernardino County.
- The General Member must list the name of each STR on the approved STR List ("STR List") along with emails and dates of stay in their ALA membership account on the ALA's website. STRs may not be listed on the member's Friends and Family List.
- STRs must carry photo identification, such as a driver's license, and the ALA member's membership/RFID card at all times while on ALA property.
- STRs may not store, register or use their own personal boats/watercrafts (including, but not limited to power boats, sailboats, kayaks, canoes, pedal boats, or paddleboards) on the Lake.
- STRs may use the boats/watercrafts owned by the General Member, so long as the STR has (1) satisfied all ALA operator licensing requirements, (2) carries the required ALA boat/watercraft operator license and photo identification, such as a driver's license, and the ALA member's membership/RFID card with them at all times, and (3) obtains and carry proof of insurance (such as Spot insurance {www.getspot.com}) coverage.
- STRs are prohibited from using ALA property for any business or commercial purpose.
- STRs are prohibited from using ALA-owned docks for any purpose.
- The ALA may fine the General Member that owns the STR Property if that member or their STR(s) fail to comply with the ALA's bylaws, rules, and policies. The General Member who owns the STR Property will jointly and severally be liable for any fines levied against their STRs that remain unpaid for more than sixty (60) days from the date of invoicing.

Each STR must read and sign a waiver and release form stating that they will abide by all ALA rules, release and indemnify ALA (and its employees or agents) to the fullest extent allowed by law, and agree to be subject to fines if they violate any ALA rules.

Beach Club Members:

Beach Club Members may, in addition to the rights and privileges enjoyed by the General Members, access the Beach Clubs (Tavern Bay and Burnt Mill) and associated properties, including the Aqua Park at Tavern Bay Beach Club . Guests are permitted but must be registered on the Family and Friends list.

Beach Club Members with an Arrowhead Woods Short-Term Rental Property:

STRs of a Beach Club Member's short-term rental property **may not** access the Beach Clubs (Tavern Bay and Burnt Mill), the Aqua Park, fishing dock, courtesy docks or Lone Pine Island. However, they may access the 1964 Properties so long as they are listed under a valid ALA membership and abide by the terms and conditions outlined herein.

Dock Members:

Dock Members may, in addition to the rights and privileges enjoyed by the Beach Club Members, own and access a dock on the Lake, subject to the ALA's rules and regulations regarding the same.

Dock Members with an Arrowhead Woods Short-Term Rental Property:

STRs may use and enjoy the Dock Member's dock if they have a properly signified dock card to do so. They may not access beach clubs, parks, fishing dock, courtesy docks or Lone Pine Island. STRs may not use ALA-owned docks for any purpose.

Arrowhead Woods Property Owner:

If an owner of residential property located in Arrowhead Woods ("Owner") chooses not to join the ALA, but still wants access to the 1964 Properties through ALA's RFID gates, the Owner may obtain a maximum of five (5) non-member RFID cards (the first 2 cards are free, next 3 are \$15/each) from the ALA main office by providing ALA with a copy of his or her Grant Deed. If the Owner does not want access through the ALA RFID gates, he or she must carry a copy of their Grant Deed and their photo identification, such as a driver's license, when accessing the 1964 Properties.

Owners will be liable for the actions of and any injuries sustained by their guests, including STRs. Each Owner, as well as their guests, lessees, and/or visitors must read and sign a waiver and release form, stating that they will abide by all ALA rules, release and indemnify the ALA (and its employees or agents) to the fullest extent allowed by law, and agree to be subject to fines if they violate any ALA rules.

Arrowhead Woods Property Owner with Short-Term Rental Property:

If an Owner owns an STR Property in Arrowhead Woods, the Owner's STRs may access the 1964 Properties but are not permitted to access any other ALA facilities, including, but not limited to, the ALA's Beach Clubs, parks, Lone Pine Island, or Courtesy docks. STRs may access the 1964 Properties without the Owner present if the following requirements have been met and rules have been abided by:

- The Owner who owns the STR Property must provide the ALA with a copy of their current short-term rental permit issued by San Bernardino County.
- The Owner must list the name of each STR on the approved STR List ("STR List") along with emails and dates of stay in their ALA membership account on the ALA's website.
- STRs must carry photo identification, such as a driver's license, and the non-member RFID card at all times while on ALA property.
- STRs may not store, register, or use any personal boats/watercrafts (including, but not limited to power boats, sailboats, kayaks, canoes, pedal boats, or paddleboards) on the Lake.
- STRs are prohibited from using the 1964 Properties for any business or commercial purpose.
- The ALA may fine the owner of the STR property if the Owner or their STR(s) fail to comply with these Rules. The Owner who owns the STR Property shall also be jointly and severally liable for any fines levied against that Owner's STRs that remain unpaid for more than sixty (60) days.

Membership Use Reminder

One membership is allowed per household, and it is strictly against ALA rules to transfer or sell lake access, including beach club entry, to others—including those who do not hold lake rights. This includes, but is not limited to, listing non-household guests in exchange for money or shared costs. Continued or confirmed violations may result in suspension of membership privileges, fines, and possible referral to the ALA Board for disciplinary action.