HOMEWOOD
Mountain Resort

Homewood Mountain Resort
5145 W Lake Blvd
Homewood, CA 96141

skihomewood.com

Homewood Community Access Plan

Homewood Mountain Resort's (HMR) snow skiing products and packages (e.g., season passes and day tickets) will be available for purchase by anyone (including HOA members, visitors of HOA members, hotel guests, second homeowners and visitors from the general public) on a first-come, first-served basis when the skiing operations on the mountain are open.

Anyone with a valid ski pass or ticket for any given day can access the mountain to ski during operating hours.

During the ski season, all skiing recreational areas on the mountain, including lifts, will be accessible by anyone with a valid ski pass or ticket during operating hours on a first-come, first-served basis for residents and visitors alike.

Access to the restrooms, lockers, recreational facilities, retail, ski rental shops, seasonal ice rink, seasonal mid mountain community pool, select food and beverage outlets, hiking trails, and parking facilities for the public will be available to anyone on a first-come, first-served basis throughout the year during operating hours, some of which may require a fee (not including restrooms and deed restricted hiking trails). Parking reservations may be required in peak periods.

Full-priced ski products (e.g., season passes and day tickets) and on-site parking will be available for purchase by anyone (including HOA members, visitors of HOA members, hotel guests, second homeowners and visitors from the general public) on a first-come, first-served basis at the currently published price. The opportunity to purchase full-priced ski products shall not be exclusively limited to individuals (including immediate family members) who hold a membership or ownership interest in residential real property, including within the HMR Property. Dynamic pricing will be utilized for ski products and on-site parking like all other Tahoe Basin ski resorts. In addition to HMR's full-priced ski products, HMR will offer the following or equivalent ski access discount and community benefit programs to enhance the local Homewood experience and provide further commitment to public access.

Homewood Ski Access Discount Programs

- **Discounted Homewood Full-Time West Shore Residents Season Pass:** Season pass, with no cap on the quantity offered. Priced at a 35% discount to the regular season pass pricing for a given season and in no event more than the prior season's highest tier pricing of restricted Palisades and/or Northstar season passes. For example, if our regular pass is $1,000 and the prior season's highest tier restricted pricing was $600, the Discounted Homewood Full-Time West Shore Residents Season Pass will be available for $600. Lake Tahoe Basin First Responders, Teachers, and Military will be eligible for a 50% discount.

  The Discounted Homewood Full-Time West Shore Residents Season Pass will only be available for purchase during the spring pre-sale period, which will be a minimum of 30 days.

Each Discounted Homewood Full-Time West Shore Residents Season Pass includes an option to purchase up to 6 non-peak buddy day tickets to Homewood, dynamically priced at a 35% discount to Palisades / Northstar day ticket price for the given day.

- **Discounted Homewood 5-year Full-Time West Shore Residents Season Pass:** Consistent with the Discounted Homewood Full-Time West Shore Residents Season Pass and available for Full-Time West Shore Residents, pre-purchased and pre-committed for a 5-year period. Priced at 6 times the annual Discounted Homewood Full-Time West Shore Residents Season Pass. For example, if the annual Discounted Homewood Full-Time West Shore Residents Season Pass is $600, 5-year version will be $3,600 paid at the time of purchase.

  The Discounted Homewood 5-year Full-Time West Shore Residents Season Pass will only be available for purchase during the spring pre-sale period, which will be a minimum of 30 days. Each 5-year Discounted Homewood 5-year Full-Time West Shore Residents Season Pass includes an option to purchase up to 6 non-peak buddy day tickets to Homewood annually, dynamically priced at a 35% discount to Palisades / Northstar day ticket price for the given day.

- **Homewood "Inspire & Serve" Discounted Day Tickets:** Unlimited non-peak $75 day ticket for Lake Tahoe Basin First Responders, Teachers, and Military. Pricing to be CPI-adjusted seasonally and use will be subject to seven-day advance registration.

- **Homewood Honor Roll Student Ski Free:** 4 days free skiing for any Tahoe Basin student in grades 6-12 that is on the honor roll, available for non-peak days.

- **Homewood Children's Ski Team –**Children's Ski Team programs will bring children of the community together to experience big mountain adventure, develop winter outdoor skiing/boarding as well as safety skills. Children of primary homeowners (up to age 17) of Full-Time West Shore Residents will be offered discounted pricing.

- **Homewood Employee Season Pass / Employee Buddy Tickets:** Each employee will enjoy complimentary season pass benefits, an option to purchase up to 6 discounted non-peak buddy day tickets to Homewood.

- **Hosted Youth Programs:** As part of Homewood's philanthropic efforts, Homewood will host each season disadvantaged youth from surrounding communities including the Bay Area, Sacramento, and Reno/Sparks/Carson City to enjoy guided outdoor activities at Homewood both during the Winter and Summer seasons.

- **Eligibility and Rules:** The following terms are applicable to all the products included in the Homewood Community Access Plan:
  - All full-priced non-blackout day and reduced-price blackout day programs will be offered when Homewood Ski Mountain is open.
  - All of the above discounted ski products exclude access on 12 blackout days annually, which may include customary blackout periods with other ski resorts in the Tahoe area such as Xmas to New Years, MLK week, President's Day week, and Ski Week.

- These discounted ski products may be subject to advanced reservations based on Operational Constraints.
- These discounted ski products are not transferable or refundable.

HMR will continue to offer the foregoing discount and community benefit programs, or similar programs providing an equivalent level of access to the public, to enhance the local Homewood experience throughout the life of the Master Plan unless and until formally amended.

Key Terms to the Homewood Locals Ski Access Discount Programs:

- "Full Time West Shore Resident" - Shall mean any individual who lives in a home between and including Rubicon and Tahoe City on a full-time basis. Proof of residency shall be required at HMR discretion
- "Lake Tahoe Basin" shall have the same definition of "Region" as that term is defined in Article II(a) of the TRPA Compact.
- "Lake Tahoe Basin First Responders, Teachers, and Military" shall include all individuals who work for fire, law enforcement, emergency medical technicians (EMT), medical staff, teachers, and active military residing or working more than 20 hours/week in the Lake Tahoe Basin.
- "Operational Constraints" – shall mean but not be limited to strikes, severe labor shortages or staffing limitations, inclement weather delays or impacts, or snow safety.

Change Requests

HMR will seek and obtain TRPA approval for any changes to the Community Access Plan, including the public access facilities, discount, and community benefit programs, confirming such changes provide equivalent access to the public and community benefit prior to implementing any changes. To the extent HMR proposes changes to the Community Access Plan that significantly reduce access to the public or community benefit, HMR will be required to obtain TRPA Governing Board approval.

This Community Access Plan and the public access facilities, discount, and community benefit programs do not limit HMR's discretion to close the resort or certain facilities to all users (with the exception of HMR personnel) as needed for public safety, emergencies, or Operational Constraints. HMR is not required to seek or obtain TRPA approval to close the resort or facilities as needed for public safety, emergencies, or Operational Constraints.

Monitoring

HMR shall submit reports to TRPA demonstrating compliance with the public access, discount, and community benefit programs listed above. Reports shall be submitted during the last calendar week of each month during which HMR operates the mountain for skiing/snowboarding, and on or before August 1 of each year. The reports will also address any changes proposed to HMR snow products and packages for the following reporting period and upcoming ski season, and how such changes, if any, provide equivalent public access and community benefit.

Signage

HMR shall post signage at visible locations to facilitate public access to federally-owned property adjacent to the HMR property.

Enforcement

Failure to operate consistent with the above terms or TRPA approved modification(s) thereof will be considered a violation of HMR's Ski Area Master Plan, which is enforceable pursuant to Article VI(j) of the TRPA Compact. If TRPA determines that HMR's snow skiing products and packages are not being offered consistent with the Master Plan (including the Community Access Plan), HMR will not be permitted to open the mountain to any users for recreational skiing operations until remedied to TRPA's reasonable satisfaction. Additionally, violations described herein may trigger TRPA legal action for any or all of the following: declaratory and injunctive relief; financial penalties not to exceed $5,000 per day for each day such violation persists; revocation, suspension, and/or withholding of permit(s); and other appropriate relief. As a further condition of approval of the amendments to the Master Plan, HMR agrees to pay TRPA's costs and reasonable attorney's fees in any legal action to enforce this Community Access Plan or TRPA approved modification(s) thereof in which TRPA prevails.

The intent of the Community Access Plan is to demonstrate how HMR will ensure the public has access to Homewood's recreational opportunities while respecting HMR's property rights and operational needs as a private business. All commitments within this Plan are made in the spirit of assuring the public that HMR will not convert Homewood to a "member's only" ski resort without TRPA approval. If TRPA determines that HMR is trying in bad faith to circumvent the commitments and requirements set forth herein, TRPA shall have the option to implement any or all of the enforcement mechanisms set forth above.