



Membership Sales will resume next season after May 15, 2025

PLEASE NOTE: Prospective Buyers are allowed entry to the park upon clearance in the office to view these sites from May 15 to October 31, between the hours of 9AM-4PM. This viewing is from the access road only and visitors may not enter the Seller's Site without express permission of the Seller.

Please contact the Seller directly for individual site information. The By-Laws and Operating Rules of the Association may be previewed on our website: www.ttrails.com

ATTENTION SELLERS AND BUYERS:

Before transferring or selling your membership, please be advised that the new Buyer will not become a member of TTT until the following requirements have been met:

- ✓ Please make an appointment for completing Buying/Selling Paperwork
- ✓ Background check has been completed
- ✓ The site has been inspected and in compliance
- ✓ All dues, MRS and other expenses have been paid in full
- ✓ New Buyer must have completed the TTT orientation

****No entry gate stickers will be given until all of these conditions have been satisfied****

Know Before You Buy

Contributions, dues assessments and Member Reimbursed Services (MRS) fees are not tax-deductible. Tahoe Timber Trails Association incorporated in 1970 as a Mutual Benefit Corporation granted non-profit status as a 501(c)(7) social club. This status provides some tax relief and allows fundraising revenue to be used for the benefit of improvements and activities within the campground.

You are purchasing a Membership, not the land. Ownership of the Corporation is held by 553 individual Member sites with each representing one voting share (one vote per site). As a Member you have access to common areas and amenities, park activities and events, and exclusive unlimited use of your campsite to design your own experience. All improvements must be pre-approved and follow guidelines adopted by the Association.

Membership sales are transacted between Members (not the Association). Prior to completion of the sale, all prospective Members must submit an application to the office, complete a background check and attend the new Member orientation.

Nevada County assesses each Membership. Each Membership campsite is assessed by Nevada County at the time of ownership transfer. TTT management is not involved in this process nor determination of the tax amount. **Sellers and Buyers will need to separate the value of the site from any personal property being sold – Nevada County Tax Assessor will request purchase price of site for tax assessment purposes.**

Motorcycles, motorbikes, ATVs and similar type units such as gas-powered golf carts are prohibited. They may be stored on your site on a trailer or in the designated area at the entrance. Electric golf carts and e-bikes are permitted.