



Inc.

Tahoe Timber Trails Association,

16021 Hobart Mills Road, Truckee, CA 96161 (530) 587-4023

**MEMBERSHIPS LISTED FOR SALE BY MEMBERS
AS OF JUNE 202**

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.tttrails.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, ATV/UTVs 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 ebikes are permitted.



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This List Will Be Updated Weekly During the Summer Season

B-34 Large corner lot fully developed for 2 RVs, 2 tent pads, 2 french drains and 4+ car parking. 900 sq.ft. of pavers create a clean living space. Outdoor amenities: custom granite topped cabinet w/sink and H/C water, 12x12 wood deck, custom shed, propane plumbed to RV pads. One RV pad is pull-thru. 2nd pad has 31' sprinter trailer w/snowroof, king bed and 200 watts solar. Turnkey site. \$75,000 w/trailer or \$65,000 w/out trailer. OK to walk site, see owners on B-14 or call: Jerri 916-899-9643 or Roger 916-949-2386

D-11 Site backs onto greenbelt with no neighbors behind. Conveniently located close to comfort station. Equipped with French drain, shed and fire pit. This site is a rare find that offers privacy and convenience. For more details or to schedule a visit please contact by email at Jennifer.schlecht@yahoo.com or call 541-291-2024. Our family has enjoyed this cherished site for 3 generations and we are now ready to pass it on for others to create amazing memories as we have for years. Asking \$50,000.

E-14 Site has French drain, fire pit, extra parking and is close to the lodge and comfort station. OK to walk site. Contact Tim or Erin at 775-560-6778

T-23 Come take a look at site T-23! Located on majestic, quiet and friendly T-Loop. Site has a French drain, storage shed and flat pad for your trailer. The lot has already been cleared of pine needles and debris and is ready for immediate occupation. Annual dues have also been paid for the year. No hassles—just park your rig and enjoy the summer! Contact Kim or Mike at 925-285-7871 or 925-788-7003. OK to walk site. Asking \$30,000.



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