

**2015 GGLS ROUNDHOUSE AND STORAGE BUILDING LEASE
RULES**

**THE CURRENT RULES CONSISTS OF THE "GGLS
ROUNDHOUSE AND STORAGE BUILDING LEASE RULES"
DATED NOVEMBER 17, 2009 (3 SHEETS) AND THE GGLS
BOARD OF DIRECTORS APPROVED "ADDITIONS AND
AMENDMENTS" DATED NOVEMBER 14, 2014 (2 SHEETS)**

JANUARY 2015

GGLS BOARD OF DIRECTORS APPROVED ADDITIONS AND AMENDMENTS TO THE GGLS ROUNDHOUSE AND STORAGE BUILDING LEASE RULES” DATE (NOVEMBER 14, 2014)

The following additions and amendments shall be added to and shall supersede where noted the “GGLS Roundhouse and Storage Building Lease Rules” (dated November 17th, 2009).

Introduction

Added the following to the paragraph beginning with: Introduction-The roundhouse and storage buildings are the property...

“The primary purpose of the roundhouse shall be to store lessee’s steam locomotives in order that the lessee has access to water, fuel, compressed air and the mainline track. The secondary purpose of the roundhouse shall be to store lessee’s diesel and electric outline locomotives. Member’s rolling stock shall only be stored in a roundhouse stall when accompanied by an operating locomotive that also is stored in the member’s stall for a minimum of nine (9) months in each calendar year. Members who only have rolling stock shall be assigned to storage location buildings to store their equipment.”

Rule 1-Member Requirements

Added the following bullet point sentence to this section:

“-The lessee shall store at least one (1) operating locomotive in his/her roundhouse stall for a minimum of nine (9) months during each calendar year.”

Added the following to the paragraph beginning with: Operate the equipment (engine and/or car)...

“Operation shall be defined as the roundhouse stall/storage location lessee appearing at the club facilities and operating, performing maintenance, making improvements or repairing their operating locomotive(s), stored in the roundhouse and/or storage locations. The lessee shall log their activity on the Roundhouse Log posted on the bulletin board in the clubhouse.”

Rule 8-Availability of Stalls

Deleted the last sentence in Paragraph 1 and replaced with the following:

"...The forfeiting member shall be placed next on the waiting list. The reassignment can be continuous until the member has an operating locomotive or rolling stock to be stored at the club facilities."

Approved by the GGLS Board of Directors on 12/14/14.



Roundhouse Committee
Chairman

Michael B. Smith
12/14/14

GGLS Roundhouse and Storage Building Lease Rules

Introduction

November 17, 2009

The roundhouse and storage buildings are the property of the Golden Gate Live Steamers (GGLS), and were conceived and built to facilitate the running of club members' equipment. They were not built for the long term storage of club members' equipment. Their function is to offer members who run regularly a way to avoid unloading and loading locomotives and cars.

1. Member Requirements

A member wishing to lease a stall in the roundhouse must

- Be a member in good standing,
- Be the owner of an operating engine
- Operate the equipment (engine and/or cars) stored in the stall at least 4 times per year at the GGLS track. Failure to do so shall be reason to have lease Reviewed by the Board of Directors, A log will be maintained in the clubhouse to note the required running.
- Agree to operate by these Roundhouse Safety Rules and the Safety & Operating Rules of the GGLS.

2. Lease Schedule

The lease for one stall or track will be determined annually by the GGLS Board of Directors and will be in effect from January 1 to December 31. Rent is due on or before December 31. Lease payments will be made to the Club Treasurer who will keep payment records in the Roundhouse Log. If a lessee fails to make a timely payment when due, the lessee effectively gives up the stall and the stall will be leased to another member, Leases initiated or terminated during the year will be adjusted on a pro rated basis.

3. Roundhouse/ Storage Building Safety

The lessee is expected to refer to the GGLS Safety and Operating Rules for a complete description of the Roundhouse Safety Rules

- The lessee is responsible to monitor the behavior of guests, particularly children, who have been invited to the roundhouse area. Of major concern are the pinch points on the turntable. Visitors should stand clear of the turntable area.
- Under no circumstances will locomotives under steam be allowed in the roundhouse.
- Batteries in electric locomotives may not be charged or discharged in the roundhouse.
- Propane or other gaseous fuels may not be stored in the roundhouse or any storage building, either on or off a locomotive.
- Unused fuel oil or solid fuel may be left in an engine or tender while stored in the roundhouse provided a positive cut-off is employed in liquid fueled engines,

- No fuel of any type may be stored in the roundhouse.
- No oily rags or paper may be left in the roundhouse.
- The lessee is expected to keep the stall clean and free of debris particularly that which would be attractive to rodents.

From the above one can see the main thrust is to maintain a safe and secure environment for both the equipment and the operators. For more details regarding fuel storage, see Section * of the GGLS Safety Rules.

4. Change in Leasing Member Status

In the event of some temporary personal situation, the leasing member may petition the GGLS Board of Directors for relief from the running portion of the requirements until the situation is resolved.

5. Sub-Letting of Stall

As normally understood, sub-letting of a stall is not permitted. However, the leasing member may share a portion of the stall with another member in good standing providing that the leasing member understands that the club will only recognize him or her as the lessee of the stall.

6. Sale of Equipment Stored in a Stall

The sale of equipment in the stall does not entitle the purchaser to automatically take possession of the stall. If the stall becomes vacant due to a sale and is not occupied by the lessee within 30 days, the lessee relinquishes rights to the stall, then rule 2 shall apply.

7. Succession

The death of a leasing member causes the stall to become available. It does not pass down or transfer with the sale of the equipment to a non-family person. If, however, the equipment is inherited by an heir who is also a regular member, then that stall will transfer to that heir.

8. Availability of stalls

Two waiting lists shall be maintained for Roundhouse and storage building stalls:

Members without current stalls;

A waiting list of members in good standing shall be maintained by the GGLS Secretary, this list shall be posted on the clubhouse bulletin board. As stalls become available the member who is at the top of the list shall be notified and have the opportunity to occupy the stall. Should that member decline or not have equipment to move into the stall within 30 days of notification, that member forfeits their place on the waiting list and the next member is notified. The forfeiting member goes to the bottom or last place on the list.

Members currently occupying a stall(s).

If there are no new takers for an available stall, then the members already leasing a stall shall have the same opportunity as above per the Members currently occupying Stall(s) list.

9. Keys and Locks

All locks on storage spaces will be keyed the same. It is not permissible to change the locks on the doors. Members may secure their equipment within the stall using their own locks. Upon giving up the stall for whatever reason, the departing lessee must pass on the key to the new lessee or GGLS Board of Directors.

10. Security

Lessees have the responsibility to secure their stalls after running to prevent an unsecured entry into the roundhouse. Lessees shall respect the property of others by not moving, exhibiting or in any other way disturbing the equipment stored in the roundhouse, without the owner's permission. The GGLS shall not be responsible for anything left in the roundhouse.

11. Modifications to Roundhouse and storage buildings

No one may modify or change in any way the structure. The only track changes that may be made are: Add a wye or add a one inch track on existing 1 ½ inch track. This may be done only with the permission of the GGLS Board of Directors. Any changes made will become property of the GGLS and may not be removed when the lessee vacates the stall. The cost of any change will be borne by the lessee.

12. Resolution of conflicts

In the event that a genuine dispute or disagreement arises, the GGLS Board of Directors shall hear from all parties and make a final resolution.