

Community Agreement

1 Membership

1.1 Joining Process

The joining process consists of several phases. The community can choose to skip any of these phases. Once a party (applicant or member) feels that a phase is complete, they can request to move on to the next phase. If there are no objections, the request is granted. However, all objections must be resolved before moving onto the next phase.

- a. **Getting to Know You:** This may consist of activities like texting, voice chat, or video chat.
- b. **Background Check:** Conducted as part of the process.
- c. **Living Together Trial:** During this phase, the applicant lives on the same property as the other community members for an agreed upon period.
- d. **Objections Phase:** All community members will be informed that the applicant is about to become a full member of the community. Community members will be given a one-week period to voice objections.
- e. **Signing the Community Agreement:** The applicant formally agrees to adhere to this document.
- f. **Initial Buy-In:** Upon joining the community, a new member will receive a number of ownership shares calculated as follows:

$$\text{Ownership Shares} = \frac{\text{Total Shares Excluding Departing Members}}{\text{Total Members Excluding Departing and New Members}}$$

The buy-in cost represents the new member's share of ownership in the land, housing, and other community assets. The share's value is determined based on an appraisal, an agreed-upon value, or the following formula:

$$\text{Buy-In Cost} = \frac{1}{\text{Total Members Including New Members}} \times \text{Appraised Value of the Community}$$

1.2 Additional Shares

- A member may receive additional ownership shares for providing services or assets to the community if agreed upon.
- Members with less than one ownership unit may purchase shares until they have one ownership unit. Proceeds from share purchases are distributed among existing members proportionally.

1.3 Leaving the Community

- Departing members' ownership share value is determined using the following formula:

$$\text{Value of Shares} = \frac{\text{Departing Member's Shares}}{\text{Total Shares in the Community}} \times \text{Appraised Value of the Community}$$

- If a new member's buy-in is greater than the departing member's share value, the surplus goes to the community. If the buy-in is less, the community is responsible for covering the deficit.
- Members who are involuntarily removed must vacate the premises within 30 days unless an alternative timeline is agreed upon. Members asked to leave due to safety concerns may be required to leave immediately.
- The departing member is responsible for selling their shares within the first three months after departure. After this period, the community assumes responsibility for finding a buyer. If a buyer is not found within three months, the departing member may require the community to buy back their shares at a rate of 2% per month.
- Departing members must remove their personal belongings within 30 days unless an alternative arrangement is made.

2 Responsibilities

2.1 Chores and Shared Spaces

- Members are responsible for completing their share of community chores. Members not using a specific community asset may opt out of related chores.
- Members are assigned fair shares of private and shared spaces unless otherwise agreed. The community may temporarily reassign responsibilities for shared spaces if objections arise.

2.2 Ongoing Shared Expenses

- Monthly utility costs, property taxes, and repairs are divided equally unless adjustments are made for significantly different usage.
- Members not using a specific utility or service may opt out of related expenses.

3 Definitions

- **Ownership Unit:**

$$\text{Ownership Unit} = \frac{\text{Ownership Shares}}{\text{Total Ownership Shares}} \times \text{Total Members in the Community}$$

- **Community Members:**

- a. **Owner:** Holds a fraction of 0.5 or higher and has veto power over decisions made by partial owners and non-owners likely to harm the appraised value of the community by \$500 or more.
- b. **Partial Owner:** Holds a fraction between 0 and 0.5.
- c. **Non-Owner:** Holds a fraction of 0.

4 Governance and Decision-Making

4.1 Decision-Making Authority

- Members govern their private spaces unless actions affect others (e.g., causing noise or damage).
- The community governs shared spaces but may delegate authority.

4.2 Conflict Resolution

- Informal attempts to resolve conflicts are encouraged before formal mediation.
- Mediation involves a neutral third party (e.g., a community member or external mediator) and should conclude within 14 days unless otherwise agreed.
- If a resolution is not adhered to, warnings are issued, and repeated non-compliance may lead to termination of membership.

5 Financial Transparency

The community will maintain transparent financial records accessible to all members.

6 Appraisal Disputes and Methods

The appraised value of the community may be determined by:

- a. A certified appraiser agreed upon by the community.
- b. The community itself, provided there are no objections from members.

7 Changing the Community Agreement

Changes to the agreement can be proposed and approved using the community's decision-making processes. The agreement is intended to remain minimal to allow flexibility and evolution.

8 Acknowledgment

I acknowledge that I have read and understood the Community Agreement and agree to adhere to its provisions.

Name: _____

Signature: _____

Date: _____