

## **Guidelines for Our Use of the Land and Buildings**

1. We will strive to limit our activities to the carrying capacity of the land. Animal numbers and cropping intensity will change over time as we come to understand better the potential and limits of soil fertility and suitability of different species to different parts of the farm.
2. The way we work the farm and add value to its products should "make sense" in the context of our hoped-for contributions to the vitality of the region's agriculture and rural economy.
3. As much as possible, we will seek relationships with other neighborhood farmers in order to learn from them and to explore opportunities to work together. This might include machinery sharing, custom work, shared processing of milk or other products, and shared marketing.
4. The farm will be available for enterprises intended to earn income, for growing food and other products to be consumed in the community, and for enjoyment.
5. Those who are granted use of the common property for particular enterprises will be assured this use will have a security of tenure and not be arbitrarily rescinded.
6. All significant construction or repair of buildings will be subject to community discussion and decision in order to maximize community member involvement in the farm operations even if all community members are not involved in a day-to-day manner.
7. Use of the land and construction and repair of buildings also need to be consistent with community desires for an aesthetically pleasing environment.

## **Guidelines for Land and Building Use**

1. We will manage the farm as a unified whole. Even though different members will use the land and buildings for distinct enterprises, we will always try to integrate these enterprises for mutual benefit.
2. We hope to share tools as much as possible, and we will arrange training in safety and maintenance as needed. Some tools will only be available for common use if the "borrower" is trained and agrees to follow procedures that are safe for both user and tool.

## **Guidelines for Investments and Financial Relationships**

1. If all community members decide to participate in financing a capital improvement, like a farm shop or a farm retail space, those expenses will become common costs.
2. If only a subset of community members wish to invest and use a capital improvement, like a greenhouse or walk-in cooler, then such a facility would be financed by this subset of members

although its construction would still need to be approved by the entire community. Community members might own shares in such a facility in proportion to their financial contribution. Such an arrangement, shares in an enterprise, might need to be open to more people investing over time.

3. The community might be recompensed for use of commonly owned assets in proportion to the "use value" of those assets. In other words, bottom land has a higher use value than hillside pasture, and sugar bush has a higher use value than the balance of the forest. Compensation could be in-kind or cash, and it could be off-set by investments made by those using assets (for example, investments in barn repair, soil fertility, pasture mowing, tree thinning).

4. All enterprises using common assets and intended to earn income for community members should have a business plan and prepare annual financial reports that may be monitored by the Land Use Committee and available to the CH Owners Committee.

5. Both cash investments and labor contributed to the "common good," (such as repair of buildings, mowing grass, planting and weeding common flower beds) could be paid from common funds or could be donated. Either way, this should be clear. If community members expect to be recompensed, their contributions should be agreed upon by the community membership before being made.

6. The entire community might choose to make investments in machinery or buildings even if such investments benefit only a few community members. Such investments might flow from our common desire that the farm contribute to the livelihood of community members and the vitality of the region.

7. Some community members may wish to make investments in the form of gifts to the community, like building a sauna or hottub, and such gifts will become the property of the entire community.

8. When community members sell their homes and leave the community, their shares in structures or enterprises owned by them may be sold to community members or gifted to the whole community. The community is not obligated to "buy out" investments from members leaving the community unless those investments have become common costs by consensual agreement.

### **Guidelines for Relationships Between Enterprises and Community**

Enterprises such as the organic vegetable operation, the dairy, cheese-making, sugaring, and the art association each benefit the overall community and each benefit from using assets of the community. We will strive to develop, over the years, a mutuality of support between the enterprises and the community as a whole. The LUC suggests that this mutuality of support is difficult to calculate in dollars, particularly during these early years. If we were to calculate a quid

pro quo in dollars, enterprises would get "credit" for many improvements in buildings, soil fertility, and other improvements. Many of these credits are difficult to distinguish between use value and value accrued to capital. Consequently, because each enterprise is investing heavily in building adaptation, equipment, and/or land fertility, cash payments for rent are not required for the first two years of our community. Lease arrangements with enterprises will be reviewed and potentially renegotiated in January, 2003. Enterprises are encouraged, meanwhile, to make in-kind contributions to community members--syrup, cheese, or produce, for example--to increase the goodwill and a sense of common ownership.

At the beginning of each year, enterprises shall make available annual financial reports to the LUC so that this quid pro quo can be discussed and periodically evaluated. These financial reports should include an accounting of capital investments, depreciation, income and operating expenses. No annual rent payments shall be required until capital improvements that increase the value of community assets have been absorbed by each enterprise. Enterprises shall pay the expenses of liability insurance and shall be responsible for maintaining those portions of the buildings, cropland, and pastures they use. The community shall pay for those maintenance expenses that protect the structural integrity and weatherproof skin of buildings.

### **Guidelines for Decision-Making and Communication About Land and Buildings**

1. The Land Use Committee (LUC), subject to final decisions by CH Owners Committee, will have responsibility for developing an overall plan for use of the farm and forest, guided by lessons from the land, and annually adjusted to allow for changing needs. This emerging plan will be very fluid during the first few years as individual visions and needs evolve and as we learn from the land. The LUC invites full community participation in shaping our shared vision and common purposes for the farm and forest.
2. Individual, family and group garden space will be available to all community members, and the LUC will coordinate these needs on both bottom land and hillsides so that plantings are complimentary and consistent with our overall farm plan.
3. Similarly, landscape plantings and other improvements to the space around our homes will be at the discretion of homeowners, but should be consistent with an overall plan developed by the Landscape Committee. We seek to encourage both creativity and unity.
4. When members use the land and buildings for distinct, individual enterprises, we will try to integrate these uses for mutual benefit.
5. Many uses of land and buildings will be for non-commercial purposes. Some such uses require LUC discussion and some do not.
  - a. Individuals may do what they want in areas where such activity will not interfere with the use, safety or aesthetic values of other members. This includes the areas around individual houses, the

individual garden areas, and such activities as picking wildflowers selectively, gathering wild plants, grape vines, etc.

b. Some individual projects will have a modest impact on the entire community and need to be reviewed by the Land Use Committee, such as planting bushes, small trees, perennials, using small saplings for individual arbors or art projects, etc. These activities should be reviewed by the Landscape Committee, the Forestry Committee or other appropriate community group.

c. Large projects need community decisions, projects such as major renovations to farm buildings, new greenhouses, signs, a sauna, water projects, big plantings.

6. We anticipate issues of "rub" between enterprise needs and community needs. Some enterprises will have particular needs that require restriction of community use of barns, to protect sanitation or animals, for example, and the LUC will attempt to find solutions that meet everyone's needs in a mutually respectful manner. The LUC will attempt to identify and negotiate conflicts over all land and building use issues, including use, access, tool management, and safety. If conflicts are not resolved in the LUC process, the approved Conflict Resolution Process from the CRA will be employed.