Part I — Preamble & Global Protections

1. Unified Purpose Statement
    - All locations under the same legal shield (Freedom Village, Unity Harbour, SkyStone Vale, Outpost).
    - Applies to every parcel now and in the future.
    - References to BIPOC inclusion, ADA compliance, and trauma-informed foundation.
2. Global Liability Clause
    - Member assumes responsibility for their own possessions, vehicles, personal injury, or damages.
    - Organization only insures *operations and infrastructure*, not personal assets.
    - Explicit coverage boundaries (Section 18, Appendix H).

Part II — Governance & Compliance

3. Hybrid Governance Structure
    - Unity Harbour (nonprofit)
    - SkyStone Vale LLC (land ops)
    - Freedom Village Cooperative (member governance)
    - Outpost & Expansion Properties integration.
4. Legal Foundations
    - Colorado Cooperative Act
    - Colorado Anti-Discrimination Act (CADA)
    - Colorado Mobile Home Park Act (trigger conditions and notices)
    - Fannie Mae co-op housing model
    - NFPA 1194 RV park standards.
5. Meetings & Voting

- Weekly, monthly, and quarterly cadence.
- Digital record-keeping and quorum rules.
- Emergency governance succession (Section 24).

Part III — Membership & Land-Use Rights

6. RV Fractional Tiers
   - ¼, ⅛, ⅛, 1/10, 1/12 — mapped to space size, utilities, dues (Appendix A).
7. Land-Share Parcels
   - ¼-acre and 5-acre with separate improvements rules.
8. Investor Pool
   - $5,000 buy-in = % of 15% RV park profits, max 10 investors for Freedom Village 1. Freedom Village 2 – every $1,000 = 1%.
9. Use Rights
   - Assignable, inheritable, enforceable, non-speculative (Section 21).

Part IV — Financial & Economic Rules

10. Deposits
    - Refund within 30–60 days post-exit,
      - OR reconciled per payment plan if after zoning approval.
    - Pre-zoning deposit escrow rules.
11. Investments
    - Always non-refundable, immediately deployed to infrastructure and land payments. Unless we suspect or are at risk of fraud, then contract will be voided and payment plan established.
12. Dues & Utilities
    - Waivable with contributions, otherwise billed per Appendix A.
    - Clear hardship pathways.

13. Quarterly Transparency
    - Member access to reports and request logs.

Part V — Community Operations

14. RV Park Operations
    - Non-tenancy license unless Colorado law triggers tenancy protections.
    - Quiet hours, generator rules, parking limits per county rules.
    - Greywater & dump station compliance.
15. Construction & Zoning
    - No move-in or construction until zoning approved.
    - 3 to 4 month delay after submission before prep allowed. Zoning may have additional delays outside of our control and we will update you on progress.
    - Strict adherence to county permit processes.
16. Fire & Wildlife Safety
    - Evacuation routes posted.
    - BLM and county fire bans enforced.
    - Wildlife-proof food and trash rules.
17. Animals
    - ADA service animal protections.
    - Pet & livestock policies to fit campground compliance.

Part VI — Rights, Conflict & Protection

18. Insurance & Liability
    - Organization covers *operations*, not individual assets.

- Members are solely responsible for their property and injuries. Unity Harbour and SkyStone Vale, LLC are not responsible for any personal property or injury to self or others.
- Recreational Use Statute compliance (Appendix H).

19. BIPOC Conflict Resolution
    - Automatic routing to Community Forge.
    - Supermajority override rule for decisions.
20. General Conflict Mediation
    - Internal → Mediation → Community Forge → External mediator → Arbitration → Court.
21. Code of Conduct
    - Trauma-informed and ADA-aligned.
    - No harassment, discrimination, or intimidation.

Part VII — Transfers, Buy-Outs & Exit Rules

22. Buy-Out Process
    - Written 30-day notice for request.
    - Fair valuation based on current share prices.
    - Community first right of refusal.
    - Waitlist first, then community, then external offer, unless person has family/friend in mind for transfer of sale.
23. Land Sale Process
    - Community vote required post zoning.
    - External buyers must sign compliance agreements.
24. Guardianship & Continuity
    - Guardianship documents for minors.
    - Successor membership rights and emergency leadership protocols.

25. Exit Rules
    - Deposit return timelines.
    - Transfer approvals.
    - Neglected lot reclamation.

Part VIII — Appendices

26. Appendix A: Fee Schedule & Payment Structure
    - RV buy-in, dues, utilities by tier, deposit amounts.
27. Appendix B: Roles & Leadership Matrix
    - Campground Director, Finance Steward, Community Forge Liaison, etc.
28. Appendix C: Meeting Cadence
    - Weekly, monthly, quarterly meeting types.
29. Appendix D: Conflict Intake Form
    - Standardized documentation for issues.
30. Appendix E: House Rules
    - Quiet hours, guests, speed limits.
31. Appendix F: Fire & Wildlife Safety Card
32. Appendix G: ADA Service Animal Card
33. Appendix H: Liability Waiver
34. Appendix I: Exit Form
35. Appendix J: Media Consent Forms
36. Appendix K: Member Intake Form
37. Appendix L: Investor Intake Form
38. Appendix M: RV Guest Intake Form
39. Appendix N: Zoning Timeline & Milestones

Ultimate Master Community Guidelines, Membership & Land-Use Agreements

This document is the comprehensive legal and operational framework for the entire network of Freedom Village sites, Unity Harbour programs, SkyStone Vale operations, and affiliated Outpost locations. It integrates all historical agreements, investor rules, zoning guidelines, and Colorado-specific statutes into one unified, cross-referenced guide.

Part I — Preamble & Global Protections

Section 1. Purpose & Scope

This agreement applies to all affiliated properties, including but not limited to:

- Freedom Village I (Moffat, Colorado)
- Unity Harbour nonprofit programs and spaces
- SkyStone Vale LLC-owned parcels
- Outpost transitional housing sites
- Future expansions and acquisitions

The purpose of this document is to:

1. Establish a clear, enforceable legal framework for land use, membership, and governance.
2. Protect members, residents, investors, and guests through structured rules and dispute resolution.
3. Provide continuity of operations across all properties and entities.
4. Serve as a binding reference for county zoning authorities, state regulators, and courts.

Section 2. Foundational Values

- Trust as Foundation:
  Community trust is paramount. Dishonesty or material misrepresentation that damages the community may result in a vote to void agreements or terminate memberships, especially prior to zoning, as the foundational part of a community is essential.

    - Deposits may be refunded (see Section 10 and Appendix A).
    - Investments are non-refundable, as funds were immediately allocated to land, infrastructure, and operations.
- Trauma-Informed Commitment:
  Our communities prioritize safety, healing, and accessibility.
    - ADA compliance is mandatory across all locations.
    - All members are expected to respect accommodations and participate to the best of their ability.
    - Accommodations are for every community member, from the maintenance person to the co-owners.
- BIPOC-Centered Practices:
  Conflicts involving BIPOC members or guests are automatically routed to Community Forge for mediation (see Section 19).
- Balance of Needs:
  Personal autonomy and collective community stability are equally important. Decisions must consider both.

Section 3. Global Liability Clause

Members, residents, investors, and guests assume full personal responsibility for:

- Their own possessions, including RVs, tiny homes, tools, and equipment.
- Any injuries they sustain or cause to others while on site.
- Damages to personal property, whether caused by weather, accidents, or negligence.

NOTE: Freedom Village, Unity Harbour, and SkyStone Vale maintain general liability insurance to protect overall operations, shared spaces, and infrastructure. Injury to self in shared spaces is still at own risk.
Our coverage does NOT extend to personal belongings or individual negligence.

See Section 18 and Appendix H for full waiver and insurance terms.

Section 4. Coverage Across All Sites

These rules apply to every location, whether current or future, including but not limited to:

- RV pads, tiny home sites, common areas, shared facilities, gardens, and farm plots.
- Transitional housing units at Outpost properties.
- Cooperative spaces managed jointly by SkyStone Vale and Unity Harbour.

If a conflict arises regarding jurisdiction:

- Default Venue: Saguache County, Colorado (see Section 25).
- Fallback Venue: Rio Grande County, Colorado.

Part II — Governance & Compliance

Section 5. Hybrid Governance Model

Freedom Village uses a three-tier governance structure:

Entity	Role
Unity Harbour (501(c)(3))	Oversees nonprofit programs, equity funding, and public benefit initiatives.
SkyStone Vale LLC	Holds land title, manages zoning and compliance, operates RV park and infrastructure.
Freedom Village Cooperative	Handles member-level governance, site decisions, and community engagement.

This structure creates a firewall between nonprofit donations, for-profit landholding, and cooperative member governance — ensuring compliance with state and federal laws.

Section 6. Legal Compliance References

All operations comply with the following laws and standards:

- Colorado Cooperative Act — governance and voting procedures.
- Colorado Anti-Discrimination Act (CADA) — anti-discrimination protections.

- Colorado Mobile Home Park Act — tenancy rules triggered under certain conditions.
- NFPA 1194 — safety standards for RV parks and campgrounds.
- Fannie Mae Cooperative Housing Guidelines — assignable, inheritable membership rights.
- ADA (Americans with Disabilities Act) — accessibility and reasonable accommodations.

Where conflicts between these laws arise, the more protective standard applies.

Section 7. Meetings & Decision-Making

Regular Meeting Schedule:

- Weekly Operations Meetings — logistics, maintenance, RV pad turnover. Not required.
- Weekly Planning Meetings — future developments, zoning updates, upcoming events. Co-Owners only.
- Monthly Community Guidelines Meetings — voting, dispute resolutions, membership reviews. Community members required.
- Quarterly Finance Forums — transparency reports and investor updates upon request. We already sent the first transparency report to the board on 9/25.

Emergency Meetings:

- May be called by any leadership entity with 48 hours' notice for urgent safety or zoning issues.

Quorum Requirements:

- Defined in bylaws (see Appendix B and C).

Record-Keeping:

- All decisions logged digitally and backed up to a secure, access-controlled platform.

Section 8. Communication Protocols

Official communications are issued through:

- Email
- Signal
- Text
- Physical postings at each site for legal notices

Members are required to check communications at least weekly to remain in good standing.

Section 9. Zoning & Expansion Rules

To protect against premature construction and zoning violations:

1. Zoning submission deadlines must be met.
    - Example: Round 1 submission final date — October 2nd for zoning submission due to Septic zoning.
2. No move-in or construction before zoning full approval.
3. Preparatory housing/build activities may begin three to four months post-submission, with explicit written approval. Negotiated lower rate at outpost location available for RV stays.
4. Expansion into new counties requires:
    - Community vote of members in new community
    - Updated zoning compliance review

Section 10. Pre-Zoning Deposit Rules

Deposits collected before zoning approval are held in trust for members and investors.

- If zoning is denied:
    - Deposits are 100% refunded within 30–60 days, unless they want to join on submission #2.
- If zoning is approved:

- Deposits are credited toward buy-in and reconciled per Appendix A: Payment Structures.

Investments made prior to zoning are non-refundable, as funds are immediately applied to land acquisition and preparation.

Part III — Membership & Land-Use Rights

Section 11. Membership Types

Freedom Village uses tiered membership structures to balance accessibility, affordability, and sustainability.

Memberships grant land-use rights, not deeded ownership, unless explicitly stated. All rights are:

- Assignable — may be transferred with community approval (Section 22).
- Inheritable — automatically pass to a guardian or heir upon member's death (Section 24).
- Enforceable — protected under Colorado Cooperative Act and related statutes.
- Non-Speculative — cannot be flipped or resold for profit without explicit community consent.

11.1 RV Fractional Tiers

RV site memberships are divided into fractional shares, each mapped to physical space, utility limits, and dues.

Fraction	Approx. Space	Typical Use	Notes
1/4	Largest pad	Full-time RV or tiny home on wheels	Most storage and utility allotment
1/6	Medium pad	Part-time residence	Limited storage
1/8	Small pad	Minimal utilities	Shared dump station access
1/10	Micro pad	Boondocking with minimal hookups	Reduced cost

Fraction	Approx. Space	Typical Use	Notes
1/12	Micro pad	Seasonal or temporary	Least utilities

RV Buy-In Cost: $7,000–$10,000
Detailed fees, storage allowances, and utility caps are in Appendix A.

11.2 Land-Share Parcels

For members seeking long-term or family-oriented arrangements:

Parcel Size	Purpose	Notes
1/4-acre	Starter garden plots, single tiny home	Requires septic/well tie-in
1-acre	Family parcel or multi-unit site	May include greenhouse or livestock with addendum

Important:
Land-share improvements must comply with zoning and county permit rules (see Section 19 and Appendix N).

11.3 Investor Memberships

Investors can participate without occupying land by joining the RV Profit Pool:

- $5,000 per share = proportional share of 15% of RV park profits.
- Maximum of 10 investors total.
- Individual shares represent 1.5%–2.5% ownership of the pool, depending on total participation.
- Profit payouts are distributed quarterly, with reports issued at the Finance Forum (Section 7).

Investor agreements are outlined in Appendix L and must be signed separately.

Section 12. Membership Rights

Members have the following protected rights:

1. Right to Participate:
    - Vote in community meetings and elections (unless suspended for misconduct).
    - Attend all open forums, except confidential mediation sessions.
2. Right to Transfer:
    - Assign membership to another individual with approval (Section 22).
3. Right to Privacy:
    - Protected under Section 16 and Appendix J.
4. Right to Inherit:
    - Guardianship agreements ensure continuity for dependents (Section 24).

Section 13. Membership Responsibilities

Membership requires ongoing contributions to maintain the community.

13.1 Financial Responsibilities

- Pay monthly dues, utilities, and pad fees on time (see Appendix A).
- Maintain deposits in good standing until exit or transfer is finalized.
- Investments are non-refundable and must be understood before signing.

13.2 Work Contributions

Every member must contribute according to their abilities:

- Chores, infrastructure upkeep, administrative work, or community programming.
- Three-Month Rule:
  If a member fails to participate for more than three months without communication:
    - They lose eligibility for fee waivers.

    - Disability accommodations are assumed for all roles by default — non-participation must still be communicated.

Tracking:

- Chore board + monthly check-ins.
- Contributions reviewed at Planning Meetings.

13.3 Behavioral Standards

Members must:

- Abide by the Code of Conduct (Section 21).
- Refrain from harassment, discrimination, or threats.
- Respect RV residents and the operations that keep costs low for everyone.

Section 14. Types of Land-Use Rights

Land-use rights vary depending on membership type and location.

Type	License or Tenancy	Notes
RV Pad (Seasonal)	Revocable License	No tenancy unless criteria under CO law are met
RV Pad (Year-Round)	May trigger Tenancy	Must follow Mobile Home Park Act
Tiny Home / Parcel	Membership License	Improvements tied to zoning approvals
Investor Share	Ownership Interest	Separate from physical land

Cross-Reference:
See Section 19 for full compliance details and Appendix H for liability waiver.

Section 15. RV Park Operations

Operations must align with NFPA 1194 standards for safety and design.

15.1 License vs. Tenancy

- Default legal status: License to occupy, not tenancy.
- If occupancy meets Colorado tenancy triggers (length of stay, exclusivity, etc.):
    - Freedom Village will apply Mobile Home Park Act standards, including notice and cure periods.

15.2 Operational Rules

1. Quiet Hours: 10:00 PM – 7:00 AM
2. Generator Hours: 8:00 AM – 10:00 PM
3. Speed Limit: 10 MPH on site roads
4. Dump Station: Required for all greywater/blackwater disposal
5. Parking: Only in designated areas

Detailed rules posted in Appendix E: House Rules.

Section 16. Pre-Zoning Limitations

Until zoning approval is granted:

1. No move-in or construction allowed.
2. Members may store materials or prepare units offsite.
3. Prep work may begin 3 months post-zoning submission, but only after written approval.
4. Violations result in:
    - Loss of deposit eligibility.
    - Potential contract termination (see Section 22).

Section 17. Transparency & Reporting

Freedom Village guarantees transparency through:

- Quarterly financial reports at Finance Forums.
- Member access to request logs, zoning updates, and decisions.

- Archived meeting records for at least 7 years.

Section 18. Guardianship & Inheritance

To protect children and dependents:

1. Guardianship Documents must be completed at intake (Appendix K).
2. Upon a member's death or incapacitation:
    - Guardian assumes membership automatically.
    - No transfer fees apply.
3. If no guardian is named:
    - Community vote determines interim caretaker.
    - Court-approved guardianship sought if necessary.

Section 19. Rights of External Community Building

Members may:

- Build intentional communities outside Freedom Village, provided zoning laws are followed.
- Collaborate with Unity Harbour or SkyStone Vale without forfeiting personal land-use rights.
- Receive template agreements and guidance without obligation.

Note:
External communities must operate under similar trauma-informed and anti-oppressive principles to maintain partnerships.

Section 20. RV Integration and Respect

RV residents are essential to keeping operating costs low.

- Tiny home and land-share members must respect RV residents equally.
- RV operations help maintain:

- Lower utilities
- Shared property tax burdens
- Affordable monthly dues

Part IV — Financial & Economic Rules

Purpose:
This section ensures financial transparency, fair handling of funds, and protections for members, investors, and the organization.
It integrates Colorado-specific compliance requirements for escrow, refunds, and accounting practices, as well as federal cooperative housing standards.

Section 21. Deposits

Deposits are required to secure membership, RV pads, and land-share plots.
These funds serve as a safeguard for:

- Utility arrears
- Property damages
- Compliance with zoning and building restrictions

Deposit Return Timeline:

Status	Timeline	Reference
Pre-Zoning	100% refunded within 30–60 days if zoning is denied, upon request.	Appendix A
Post-Zoning Approval	Credited toward buy-in or reconciled per payment structure schedule.	Appendix N
Exit in Good Standing	Refunded within 30–60 days after vacating and inspection.	Appendix I
Exit with Violations	Deducted for unpaid fees, damages, or unapproved structures.	Appendix H

Important Cross-Reference:
Deposits and refunds are governed by Sections 9, 16, and 22.

21.1 Pre-Zoning Protection

Before zoning approval:

- Deposits are held in trust by SkyStone Vale LLC.
- Cannot be spent or diverted until final county approval.
- Transparency provided through quarterly Finance Forums.

If zoning fails:

- Deposits are returned in full, minus only banking or transaction fees.

21.2 Post-Zoning Reconciliation

After zoning approval:

- Deposits are applied toward total buy-in or membership fees.
- If a member exits after zoning, funds are processed per payment plan schedule in Appendix A.

Section 22. Investments

Investments are non-refundable and represent a permanent allocation of resources toward:

- Land acquisition
- Infrastructure improvements
- Legal compliance costs
- Community development programs
- Damage or costs incurred while investor visit/stays

Investment Type	Minimum Amount	Notes
RV Profit Pool	$5,000	Share of 15% RV park profits, up to 10 investors
Land Development Fund	$10,000	Larger projects such as greenhouses or shared structures

Investment Type	Minimum Amount	Notes
Expansion Fund	Varies	Future acquisitions and Outpost growth

Cross-Reference:
See Appendix L for full investor agreements.

22.1 Investor Protections

- Investors receive quarterly reports through Finance Forums.
- Buy-outs of investor positions require:
    - Written notice
    - 30-day review period
    - Community approval
- Community holds first right of refusal to repurchase shares.

Section 23. Monthly Dues & Utilities

23.1 Standard Dues

Dues cover:

- Utilities (water access, septic access, trash access)
- Maintenance of shared roads and facilities
- General operating costs

Membership Type	Monthly Dues
Community Membership Fee	$50

Final numbers are in Appendix A and updated annually.

23.2 Fee Waivers

Members may apply for a community fee waiver by contributing labor or services:

- Eligible contributions include maintenance, outreach, finance management, or community roles.
- Three-Month Rule:
  If a member fails to contribute for three consecutive months without communication:
    - Waiver is revoked.
    - Fees must be paid in full going forward.

This rule applies equally to all members, including those with disabilities, as accommodations are built into the task system.

23.3 Utility Charges

Utilities are billed monthly based on usage tiers:

- Electric usage capped by membership type (Appendix A).
- Excess usage billed at county rate plus 10%
- We recommend adding solar, wind, or other renewable energy sources to go off grid. We provide power access but you pay the bill.

23.4 Late Fees

Late fees must comply with Colorado Mobile Home Park Act limits.

Fee Type	Maximum Allowed
Late Payment Fee	$50 or 5% of amount owed (whichever is greater)
Returned Check Fee	$35

Section 24. Hardship Programs

Members facing financial hardship may request temporary relief.

Hardship Reduction Process:

1. Submit request via form in Appendix K.
2. Reviewed at next Monthly Guidelines Meeting.
3. Community vote determines:
    - Temporary reduction
    - Deferral plan
    - Support resources

Cross-Reference:
Section 13.2 — work contributions may substitute for dues during hardship.

Section 25. Transparency & Accounting

25.1 Reporting Standards

SkyStone Vale and Unity Harbour must provide:

- Quarterly finance reports to all members and investors.
- Annual summary posted publicly on secure community channels.

25.2 Access Rights

Members may request:

- Current ledger snapshots
- Donation records
- Tax filings for nonprofit programs

Requests are logged and responded to within 30 days.

Section 26. Accounting & Audit Protections

1. Separate dedicated bank accounts for:
    - SkyStone Vale LLC land operations
    - Unity Harbour nonprofit programming
    - RV Profit Pool

2. Annual third-party audit recommended for transparency.
3. Records maintained for minimum 7 years.

Section 27. Escrow Rules

For land sales and buy-outs, people can request escrow accounts, at their cost.

Section 28. Financial Enforcement

Failure to comply with financial rules may result in:

- Suspension of voting rights (Section 7).
- Loss of fee waiver eligibility.
- Termination of land-use license (Section 30).
- Referral to legal action under Colorado statutes.

Part V — Community Operations

Purpose:
This section outlines the day-to-day rules for running the RV park, maintaining safety, and ensuring compliance with zoning and health regulations.

Section 29. RV Park Licensing

Freedom Village operates under an RV park license model to avoid complex tenancy laws until residency thresholds are reached. Investors hold land ownership rights through LLC co-op model.

Type of Stay	Legal Status	Notes
Seasonal / Temporary	Revocable License	No tenancy rights apply
Year-Round / Exclusive	Triggers tenancy protections	Must follow Mobile Home Park Act

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29.1 Quiet Hours

10:00 PM – 7:00 AM

29.2 Generator Hours

8:00 AM – 10:00 PM

29.3 Speed Limits

Maximum 10 MPH on all community roads.

29.4 Dump Station Rules

- Greywater and blackwater must be emptied only at designated dump stations.
- Illegal discharge results in:
    - Immediate citation
    - Potential contract termination

29.5 Safety Standards

Adherence to NFPA 1194 is mandatory for:

- Pad spacing
- Utility hookups
- Fire lanes
- Emergency exits

See Appendix F for posted rules.

Section 30. Construction Rules

No structures may be built or modified without:

1. Written approval from SkyStone Vale.
2. Proper county permits.

3. Compliance with zoning and health regulations.

Unapproved construction may result in:

- Fines deducted from deposit.
- Removal of structure at member's expense.
- Possible loss of membership rights.

Section 31. Pre-Zoning Enforcement

Any violation of pre-zoning restrictions (Section 16):

- Forfeits deposit eligibility.
- May trigger immediate termination of land-use license.
- May delay entire zoning process for the community.

Part VI — Rights, Conflict, & Protection

Purpose:
This section protects members, residents, investors, guests, and the community organizations (SkyStone Vale, Unity Harbour, Freedom Village, Outposts) through formal dispute pathways, liability clarity, and comprehensive mediation processes.
It ensures that conflicts are resolved in a structured, trauma-informed, and legally sound manner.

Section 32. Code of Conduct

Every individual interacting with Freedom Village, Unity Harbour, SkyStone Vale, or Outpost properties must follow these core behavior rules:

1. No Harassment or Discrimination:
    - Zero tolerance for harassment based on race, ethnicity, gender identity, sexual orientation, disability, socioeconomic status, religion, or family status.
    - Enforced through the Colorado Anti-Discrimination Act (CADA).
2. Substance Use:
    - Illegal drugs are strictly prohibited.

- Alcohol and cannabis allowed per Colorado law but never during hazardous work or in public common areas without prior approval.
- No impaired operation of vehicles or machinery.

3. Weapons:
    - Firearms or other weapons must be securely stored.
    - Brandishing or threatening use results in immediate mediation review and potential removal.
4. Privacy Protections:
    - Survivors of domestic violence or trauma have heightened privacy rights.
    - Information may not be shared without written consent or if publicly shared on social media platforms. General information if no specific names can be shared, as long as it isn't doxxing. (Appendix J).
5. Media Use:
    - Photos and videos require opt-in consent, especially for minors.
    - Press contact must be approved by Unity Harbour and/or SkyStone Vale leadership.

Cross-Reference: See Section 44 and Appendix J for media and privacy consent forms.

Section 33. Conflict Escalation: Internal to External

Disputes are resolved through a step-by-step ladder to ensure fairness and protect relationships.

Step	Internal or External	Description
1. Direct Dialogue	Internal	Parties meet privately with support person if needed.
2. Early Support Session	Internal	Documented conversation with Intake Team mediator.
3. Mediation Circle	Internal	Group mediation facilitated by community-trained mediators.

Step	Internal or External	Description
4. BIPOC Referral (if applicable)	External/Internal	If BIPOC member involved, Community Forge takes lead with Unity Harbour support.
5. Temporary Measures	Internal	Fee waiver suspension, space limitations, or cooling-off relocation.
6. Community Vote	Internal	Members vote on next steps or contract changes.
7. Arbitration	External	Legally binding arbitration held in Saguache County.
8. Legal Court Action	External	Last resort only if arbitration fails or safety at risk.

Important:
If a dispute involves BIPOC members, Step 4 is mandatory before escalation to Step 5 or higher.

Section 34. BIPOC-Centered Mediation

Conflicts involving BIPOC individuals receive culturally competent remediation through Community Forge, with Unity Harbour and SkyStone Vale in supporting roles.

Community Forge's Role:

- Acts as neutral third-party mediator.
- Brings equity-focused frameworks to avoid systemic harm.
- Final recommendations carry presumptive authority unless overturned by a 75% supermajority community vote.

Process Flow:

1. Immediate notification to Community Forge.
2. Preliminary review within 72 hours.
3. Mediation circle held within 14 days.
4. Written resolution issued within 30 days.

Section 35. External Mediation vs. Internal Authority

Internal Mediation:

- Used for RV site disputes, operational disagreements, and non-BIPOC conflicts.

External Mediation:

- Required for:
    - BIPOC-related disputes (Community Forge, Section 34).
    - Conflicts involving Unity Harbour or SkyStone Vale leadership.
    - Disputes impacting legal compliance or public safety.

Final Arbitration:

- Conducted in Saguache County, Colorado.
- Binding under Colorado arbitration law.
- Class-action waivers included to protect cooperative structure.

Section 36. Sanctions Ladder

Clear, proportional responses to rule violations:

Level	Action	Trigger
Level 1	Verbal reminder	Minor first-time issue
Level 2	Written warning	Repeat issue within 30 days
Level 3	Fee waiver pause	3+ months non-contribution
Level 4	Temporary relocation or access limits	Safety concerns
Level 5	Membership review vote	Dishonesty or severe harm

Level	Action	Trigger
Level 6	Termination & exit timeline	Final step after vote

Cross-Reference:
Section 8 covers loss of fee waivers for non-contribution.

Section 37. Buy-Out Process

A structured buy-out protects both departing members and the community.

1. Written Notice:
    - Departing member submits written intent to leave (Appendix I).
2. Community Review:
    - Membership evaluated for unresolved disputes or outstanding balances.
3. Calculation of Buy-Out:
    - Fair market value of land-use right minus:
        - Outstanding dues
        - Damage charges
        - Unauthorized improvements removal costs
4. Escrow Transfer:
    - Funds transferred through third-party escrow (Section 27).
5. Completion Timeline:
    - Standard buy-out completed within 90 days.

Section 38. Land Sale Process

Land sales require strict approval to prevent speculative flipping.

Step	Requirement
1. Proposal	Written proposal to SkyStone Vale board.
2. Community Vote	75% approval required.
3. Zoning Compliance	County permits verified.
4. Escrow Setup	Independent escrow required.
5. Closing	Final documents signed by all parties.

No sale may proceed without documented compliance with Section 19.

Section 39. Zoning Compliance

All construction and occupancy must comply with:

- County zoning codes.
- Colorado Department of Public Health and Environment rules.
- NFPA 1194 for RV parks.

Violations Result In:

- Stop-work orders.
- Fines deducted from deposit.
- Potential termination of land-use license.

Cross-Reference: Section 19 and Appendix N for zoning timeline.

Section 40. Global Liability Disclaimer

Every person entering a Freedom Village, Unity Harbour, SkyStone Vale, or Outpost property assumes personal responsibility for:

- Their own possessions, including RVs, tiny homes, tools, and vehicles.
- Their own safety, including risks from wildlife, weather, or activities.
- Any damage they cause to others or to the community’s property.

Organization Coverage:
SkyStone Vale and Unity Harbour maintain general liability insurance for:

- Shared infrastructure (roads, wells, septic systems).
- Community-owned structures.
- Public events.

Exclusions:

- Does NOT cover personal belongings or injuries caused by an individual's negligence.
- Members are strongly encouraged to carry personal RV, renters, or homeowners insurance.

Section 41. Insurance Requirements

Insurance Type	Responsibility
General Liability	SkyStone Vale / Unity Harbour
Workers' Compensation	Required for employees, not volunteers
Personal RV / Home Insurance	Individual member
Livestock or Agricultural Coverage	Individual member or co-op farm group

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Section 42. Guardianship Continuity

To protect children and dependents:

1. Guardianship Documentation:
    - Completed during intake (Appendix K).
2. Upon Death or Incapacitation:
    - Guardian automatically assumes membership rights.
    - No transfer fees apply.

3. If No Guardian Named:
    - Temporary caretaker assigned by community vote.
    - Legal process initiated for permanent solution.

Cross-Reference: Section 18 for inheritance rules.

Section 43. Emergency Exit Clause

Emergency situations may require rapid dissolution or exit.

Trigger Event	Community Response
Zoning failure	All deposits refunded within 30–60 days
Natural disaster	Temporary suspension of dues and obligations
Public health crisis	Safety rules escalate per CDPHE guidance
State or federal law change	Operations adapt while maintaining legal protections

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Section 44. Privacy & Data Security

1. Data Retention:
    - Personal documents kept for 7 years minimum.
    - Destroyed securely after legal retention period.
2. Confidentiality:
    - No doxxing or public shaming allowed.
    - Whistleblowing to authorities is always protected.
3. Consent for Media:
    - Required for all photos and videos.
    - Separate forms for adults and minors (Appendix J).

Section 45. Recreational Use Protections

Under Colorado's Recreational Use Statute, certain liability limits apply when land is opened for free public recreation.

- Not valid if there are known dangers ignored by the organization.
- Does not apply to paid RV sites or rentals.

Section 46. Final Arbitration & Venue

- All disputes escalate to binding arbitration in Saguache County, Colorado.
- Venue may shift to Rio Grande County only by mutual agreement.

Cross-Reference: Section 33 for escalation steps.

Part VII — Appendices & Forms

Purpose:
These appendices are operational tools for onboarding, safety enforcement, financial tracking, and legal compliance.
Each form cross-references specific sections of this master agreement to ensure every action taken by members, staff, and leadership is fully integrated with our governance model.

Appendix A — Fees & Payment Structures

This appendix defines all membership buy-in rates, dues, utility caps, and refund structures. Numbers may be adjusted annually by vote at the Quarterly Finance Forum.

Tier Type	Buy-In	Monthly Dues	Utility Cap	Notes
RV Fraction 1/4	$10,000	$50	200 kWh / 500 gal	Largest pad / plus power cost
RV Fraction 1/6	$9,000	$50	150 kWh / 400 gal	plus power cost
RV Fraction 1/8	$8,000	$50	125 kWh / 350 gal	plus power cost

Tier Type	Buy-In	Monthly Dues	Utility Cap	Notes
RV Fraction 1/10	$7,000	$50	100 kWh / 300 gal	plus power cost
RV Fraction 1/12	$7,000	$50	75 kWh / 250 gal	Most affordable / plus power cost
Tiny Home (¼ acre)	$8,000	$50	Unlimited	Zoning required / plus power cost
Tiny Home (1 acre)	$35,000	$50	Unlimited	Zoning required / plus power cost
Investor Share	$5,000	N/A	N/A	1 share of the 15% RV profit pool / 5% of FV2 profit pool

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Deposit & Refund Schedule

Scenario	Refund Timeline	Reference Section
Zoning denied	100% of deposit within 30–60 days	Section 21
Pre-zoning exit	100% of deposit within 30–60 days	Section 10
Post-zoning exit (good standing)	30–60 days, reconciled	Section 21.2
Post-zoning with violations	Deductions applied, then balance returned	Section 21.3

Special Rule:
If zoning fails completely, all deposits are refunded upon request, and operations pause until compliance can be achieved.

Appendix B — Roles Matrix

Each role is tied to accountability measures, equity practices, and trauma-informed care principles.

Role	Primary Duties	Cross-Reference
Campground Director	Oversees RV operations, ensures NFPA 1194 compliance	Section 29
Maintenance Lead	Utility checks, emergency response, fire gear	Section 14
Accessibility Advocate	Tracks accommodations and universal design issues	Section 10
Community Forge Liaison	Manages BIPOC conflict pathways	Section 34
Finance Steward	Ledger tracking, deposits, audit liaison	Section 25
Intake Team Lead	Processes applications, runs orientation	Appendix K
Conflict Mediator	Internal mediation for non-BIPOC conflicts	Section 33

Appendix C — Meeting Cadence & Quorum

Standing Meetings:

Meeting	Frequency	Purpose
Weekly Ops	Weekly	Logistics, maintenance, RV pad updates
Weekly Planning	Weekly	Expansion, zoning, event planning
Monthly Guidelines	Monthly	Votes, disputes, contracts (only required for community members)
Quarterly Finance Forum	Quarterly	Transparency, reports, audits upon request

Quorum Requirements:

- General Votes: 50% of active members.
- Financial or land-sale votes: 75% supermajority.

Appendix D — Conflict Intake Form

Used for documenting conflicts at the earliest stage.

Fields:

- Date of report
- Names of involved parties
- Summary of incident
- Immediate safety concerns
- Equity considerations (BIPOC, disability, LGBTQIA+)
- Requested outcome
- Signatures of reporter and intake team

Cross-Reference: Section 33 for escalation steps.

Appendix E — House Rules Quick Sheet

Purpose: Posted at every site entrance and community board.

Rule Type	Standard
Quiet Hours	10:00 PM – 7:00 AM
Generator Hours	8:00 AM – 10:00 PM
Speed Limit	10 MPH
Guest Policies	Pre-approval for overnight guests
Parking	RVs in assigned spaces only
Fires	Only in designated pits, subject to county bans

Appendix F — Fire & Wildlife Safety Card

Posted visibly at all community sites.

Fire Safety:

- Follow county, BLM, and USFS bans at all times.
- Stage 1 & 2 restrictions posted in real time.
- Keep 10-foot clear zone around fire rings.

Wildlife Safety:

- Secure all trash and food.
- Bear-safe containers required.
- No feeding wildlife.
- Report encounters immediately.

Cross-Reference: Section 14 and Section 29.5.

Appendix G — ADA Service Animal Quick Card

Two Questions Allowed by ADA:

1. Is this animal required because of a disability?
2. What work or task has the animal been trained to perform?

Rules:

- Service animals must be under control at all times.
- No fees or special deposits may be charged.
- Allergies or fear of animals are not valid reasons for exclusion.

Cross-Reference: Section 15.

Appendix H — Liability Waiver

By signing, members acknowledge:

- They assume all risks for personal property and injury (Section 40).
- Freedom Village, Unity Harbour, and SkyStone Vale maintain general liability coverage only for shared infrastructure, not personal losses.
- Waivers cannot cover gross negligence or statutory violations.

Signatures:

- Member
- Community representative
- Date

Appendix I — Exit Form

Used for voluntary departure or membership termination.

Checklist:

- Space cleaned and vacated.
- Utilities shut off.
- Personal items removed or inventoried.
- Outstanding fees settled.
- Deposit reconciliation initiated.

Appendix J — Media Consent Forms

Separate forms for adults and minors.

Adult Consent:

- Name, date, purpose of media use, signature.

Minor Consent:

- Guardian name and signature required.
- Specific checkbox for public social media posting.

Cross-Reference: Section 44.

Appendix K — Member Intake Form

Section 1 — Personal Info

- Legal name

- Preferred name
- DOB
- Pronouns
- Contact information

Section 2 — Household Info

- Adults and children
- Guardianship documentation

Section 3 — Housing Preference

- RV Fraction Tier
- Tiny home plot size
- Land-share option

Section 4 — Accessibility Needs

- Physical
- Sensory
- Chronic conditions

Section 5 — Identity Considerations

- BIPOC status
- LGBTQIA+ status
- Trauma-informed notes

Section 6 — Background

- Criminal record
- Eviction history

Section 7 — References

- Two required, minimum one professional.

Section 8 — Signatures

Appendix L — Investor Intake Form

- Legal name or entity name
- Contact info
- Investment type and tier
- Buy-in amount
- Signatures of investor and community representative

Cross-Reference: Section 22.

Appendix M — RV Guest Intake Form

For short-term stays.

Fields:

- Guest name
- Vehicle description
- Site type (hookup or boondock)
- Arrival and departure dates
- Emergency contact
- Rule acknowledgment
- Signature

Appendix N — Zoning Timeline

Date	Action Item	Responsible Party
August 10	Round 1 zoning submission finalization	SkyStone Vale
September 2	County filing deadline	SkyStone Vale

Date	Action Item	Responsible Party
+3 Months	Conditional preparation period begins	Freedom Village
+4 Months	Target date for zoning approval	County
+6 Months	Move-in and construction permitted	Members

Cross-Reference: Sections 9 and 39.

Appendix O — Abandoned Property Protocol

Steps:

1. 30 days with no contact → presumed abandonment.
2. 15-day written notice before disposal or sale.
3. Photos and inventory maintained.
4. Any personal documents (IDs, medical records) stored securely for 1 year.

Cross-Reference: Section 20.

Appendix P — Buy-Out and Transfer Worksheet

- Original membership tier and buy-in amount
- Current fair market value
- Outstanding balances deducted
- Final net amount payable to departing member
- Escrow account information

Appendix Q — Guardianship Continuity Packet

1. Guardianship designation form
2. Emergency contact list
3. Continuity plan for minor dependents

4. Legal transfer instructions

Cross-Reference: Section 42.

Appendix R — Class-Action Waiver Notice

By signing, members agree to:

- Use arbitration or internal mediation instead of class-action lawsuits.
- Acknowledge that this protects cooperative resources.
- Retain the right to whistleblow to government authorities.

Appendix S — Fee Waiver Contribution Tracker

Used to track contributions and determine waiver eligibility.

Member Name	Contribution Type	Date Completed	Verified By
Example Member	Maintenance	05/02/2025	Campground Director

Cross-Reference: Section 8.

Part VIII — Final Signatures

This section confirms that all parties have read, understood, and agreed to the terms contained in this comprehensive document.

Signatures:

Role	Name	Signature	Date
Member / Resident			
Unity Harbour Representative			
SkyStone Vale Representative			

Role	Name	Signature	Date
Community Forge Representative			

One-Page Summary for Posting

1. Trust is the foundation. Dishonesty can result in vote-based termination.
2. Deposits are refunded within 30–60 days, unless post-zoning, in which case they follow payment structure timelines.
3. Investments are non-refundable, as they immediately support infrastructure and land acquisition.
4. All liability for personal property rests on individuals, not the organization.
5. BIPOC conflicts automatically go to Community Forge for remediation.
6. Work contributions required for fee waivers; no communication for 3 months results in waiver loss.
7. No flipping or speculative resale of land-use rights without community approval.