

THF VILLAGE & COMMUNITY: STEWARDSHIP COVENANT

Your Legal Ownership: You own the home as a leadhold, and each home includes a 1/100 share in the community land trust that owns the freehold land your home sits on. The CLT's role is one of support not pressure, created to protect and maintain the village for the benefit of the whole community.

The Philosophy: You own the home. We share the Motherboard. This is a high-trust, 100% off-grid micro-state. The golden rule is simple: *Don't be a #####!*

I. ENTRY, HARDWARE & COSTS

1. **The Token:** Entry requires a £570 "Tiny Home Token."
 - a. THT secures your place on the waitlist, grants voting rights
 - b. 100% of the £570 is refunded right before you complete your home purchase, to help towards legal fees when you need it most.
 - c. You will be issued with a digital certificate and physical THT coin (with a serial number denoting your place on the waiting list) as your permanent voting talisman and proof of your 1/100 share in the CLT ownership.
 - d. If your coin is lost or stolen and needs to be replaced, you can purchase a replacement from the site manager for £57, and the new coin's serial number will be updated on your file without losing your place on the waiting list in the event it's lost before you move in.

2. The Service Charge*:

- a. £570/month (1-bed)
- b. £750/month (2-bed/3-bed).
- c. Each time the balance of the CLT operational bank account exceeds 150% of the legally mandated, professionally assessed Annual Sinking Fund requirement, service charge payments will pause until the operational bank account is back beneath the 150% threshold.
- d. The service charge covers:
 - all team wages
 - off-grid utilities
 - 1Tb (fractional) Gbps fiber
 - Drinking water
 - Sewage
 - Electricity
 - Central heating
 - Site maintenance
 - Site facilities
 - Pool cars (maintenance & fleet insurance)
 - Home insurance (building structure, home itself covered against fire/flood/freefall etc, this does not contents insurance)

**This will be a fixed cost for as long as possible and will only increase in the future if fundamentally necessary to safeguard the longevity of your home, the village infrastructure or operational longevity. Such as this charter being drafted in 2026, the nature of fiat currency and inflation means that by 2156 these set prices are unlikely to be sufficient for their intended purpose.*

3. **Financial Transparency (Open Book):** Trust requires visibility. The CLT operates with complete financial transparency. The community accounts, outgoings, and surplus balances are an open book to all permanent residents at all times.

4. The Hardware:

- a. You can paint and decorate freely.

- b. You cannot alter core plumbing, electrics, or install high-draw appliances (e.g., 7kW showers) without Manager approval.

II. MOBILITY (THE STEEL BUFFER)

1. **Private Cars:** One designated parking space per home.

These vehicles have been purchased to facilitate access to vehicles for the whole community. Look after them and they should last us well, be mindful of the fact that they will eventually be replaced out of CLT funds, which will prolong the window before your next overflow service charge refund.

2. The Fleet (mk2 Toyota Aygos):

- a. Free to use. Book via analog pegboard (max 57 hours)
- b. One peg issued per home, to use in the analogue (one in/one out) pegboard in the site office.
- c. Write down on the board when you intend to return
- d. Rate the car's condition, cleanliness and tank fullness on the dash tablet.
- e. Take pictures of any new damage you notice.
- f. Allow the engine a few moments to warm up before driving, and please be kind to the cars, the longer they last the more money the CLT saves.
- g. Use is restricted to Social, Domestic and Pleasure, no commuting, except in emergencies meaning your private car has broken down.
- h. Brim the tank at your expense, before returning the car.
- i. Return it clean to one of the designated bays.
- j. Report and accidents or damage to the site manager, minor damage will be repaired on site by the CLT mechanic, major damage is your responsibility to rectify.
- k. If you are observed/reported repeatedly returning vehicles excessively dirty, damaged or less than a full tank, the site manager reserves the right to revoke access to the pool cars for up to 1-year.

Pool cars are a privilege not a right, they are for everyone's benefit, please do not abuse the privilege.

- l. All fleet vehicles are insured for over 21s with full manual license and a maximum of six points of their driving license.
- m. Under 21s must use their own temporary insurance cover in order to use the AYGOs.

3. **Luxury Fleet (Large Saloon and Campervan):**

- a. Same as above plus:
 - Heavy miles or pets require a valet before returning.
 - No under 25s (unless you arrange your own insurance).

4. **Zero Tolerance:**

- a. No driving impaired.
- b. Refusal or failure of the office breathalyzer equals an instant 1-year fleet ban.
- c. Getting points on your license for DUI equals 1-year fleet ban.

III. DAILY VIBE & TECH

1. **The Acoustic Covenant:**

- a. "Sound Sabbath" begins at **22:57**.
- b. Outdoor noise must drop to a low hum, guided by the central decibel meters mounted on the outside of the dome.

2. **Digital Detox:**

- a. The Restaurant uses Faraday shielding (no mobile signal for everyone's peace from endless pings). Emergency contacts must call the Restaurant landline. If you're out to lunch/dinner, you're out yet still reachable in case of emergency.

3. **Personal Space:**

- a. Keep the front walkway clear (plants only).

- b. Surfboards, boots, and gear go in your private rear "Outer Yard" of your home, on the outside of the ring.

4. **Guests:**

- a. Short-term guests can stay in one of the managed guest bedrooms on site.
- b. Guest bedrooms are for everyone's use for visiting friends and family.
- c. Maximum stay 14 nights, secure your booking in the site office.
- d. £25.70* per night/£157* per week
- e. Long-term guests staying over 14 nights must be staying with you, within your home (not taking up long term residence in a guest bedroom).
- f. Long-term/regular overnight guests have an impact on the community's off-grid resources. We do not want a surveillance state, we simply expect that if you have additional people staying with you longer than 14-nights a month that you contribute to the community for their additional presence and via a £157* Additional Resource Contribution per long-term guest, per month.
- g. This is not to punish you for having a social life and guests, it's simply to keep things fair and equitable for everyone, and remember every home owner gets their service charge refunded periodically anyway.
- h. Only registered residents have Fleet access. Residents face the loss of fleet access for up to 1-year for breaches.

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IV. FOOD, WATER & WASTE

1. The Microbiome:

- a. All cleaning products must be 100% eco-friendly, biodegradable products that meet CLT-approved specifications to protect the off-grid microbiome.
- b. These can be purchased from the on-site shop – 100% eco-friendly and biodegradable products have been purchased in bulk for your convenience and are sold at cost.
- c. This is to protect the water recycling system, sewerage processing and permaculture on site.

2. Waste:

- a. Use your 4-bin separation system within your home and empty your bins into the large bin carts at the site entrance.
- b. Colour coded bags to fit your bins are available at cost from the on-site shop.

3. The Restaurant & RNI (Restaurant Not Included):

- a. High-quality, chef-prepared fare, subsidised for residents (£7.50* starters/sweets, £15* mains).
- b. Excess chef-prepared ingredients are boxed in standardized hospital-washed tubs and sold in the Site Shop as 'finish at home' dinner kits, with retail prices tapering by £1* per day as they approach their use by date.
- c. £1* each on their use by day.
- d. Return empty tubs for washing to the shop or restaurant

4. Dogs:

- a. Off-lead allowed only if your dog is obedient, unaggressive (safe) and under control.
- b. CLT-supplied trackers must be worn by dogs and cats.
- c. Unclaimed dog poop = 3 strikes, a £57* remediation charge to clean the area, and your dog

is restricted to a lead only for 3 months.

- d. Any damage to the site or your neighbour or their property, caused by your animal, is 100% your responsibility to rectify to the satisfaction of the site manager.

5. Fire & BBQ:

- a. The communal BBQ in the Green Heart is for everyone, but please be mindful of wind direction and the fact that somebody downwind might be air drying clothes.
- b. Private BBQ on your rear deck? Same applies, just be considerate of your neighbours please.
- c. Fire pit in the dome is for communal use at any time, just keep your noise down after 22:57

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V. HARD TIMES & ABSENCES

1. The CLT community Buffer:

- a. If you hit financial ruin and cannot cover your service charge obligation, don't ghost. Tell the site Manager.
- b. **Ghosting and a missed payment:** Triggers a "Care Check," by the site manager then a "Perk Pause" (loss of Fleet/Restaurant access).
 - o **Months 1-3:** The Community Fund pays your bills; you forfeit your service charge refunds until you're up to date.

2. The Graceful Exit:

- a. If your situation does not improve, the community takes a blind vote on extending grace beyond three months. If denied, the CLT will offer to buy back your

module (minus outstanding services charge payments missed), enabling you to clear your outstanding home funding obligation, and put you in a position of at least having your remaining equity liquid, allowing you to leave cleanly before your hand is forced and your home is potentially repossessed.

- b. In the event of repossession, the CLT will exercise its right to purchase your home from your creditor, the CLT's role here is support not pressure.
- c. In this situation, where the CLT has successfully purchased your home from your creditor, you will receive 100% of accrued equity/remaining after any administration costs required to facilitate the resale of your home. Even in the event of repossession, the CLT leadership will do their utmost to ensure that you do not lose all of your equity.

3. **The Sabbatical Sublet forbidden:**

- a. The entire project was engineered to make home ownership genuinely affordable. Your home within the CLT must be your primary residence, not your holiday home or an AirBnB revenue stream.
- b. However, if you are reading this looking for an investment opportunity you can sponsor the purchase of a THF home (or multiple homes) through the Ethical Equity Fund. Sponsorship gives you the first legal charge over the home to protect your investment and enables you to make a healthy 10% return annually by directly helping someone to achieve home ownership. Visit: www.EthicalEquityFund for full details.

VI. DISPUTE RESOLUTION

1. **The Arbiter:** The Site Manager is first stage arbitration.
2. **The Appeal:** You get one single appeal via a blind community vote.

3. **The Tie-Breaker:** In the event of a 50/50 split vote, the Manager's original ruling stands.
4. In the event that the aggrieved party is not satisfied they can escalate their case through standard legal channels.

VII. EMERGENCY ACCESS, LOGISTICS AND COMMERCE (Protecting the Perimeter)

To keep the Citadel quiet, safe for children and pets, and free of diesel fumes, we strictly manage external traffic.

1. **Emergency Access:** A helipad will also be included on each site (if at all possible) as additional provision for emergency situations.
2. • **The Trauma Kit & AED:** The Community Hub is equipped with a fully stocked emergency trauma kit and a public-access AED (Automated External Defibrillator) to ensure the community can stabilize a neighbor in the crucial minutes before an ambulance arrives.
3. **Deliveries & Mail:**
 - All post and parcels are delivered directly to the Site Office.
 - Letters are sorted into your individual secure pigeonhole, and parcels are held for collection. Delivery vans do not enter the residential ring.
4. **Commercial Activity:**
 - Your home has fractional gigabit fiber, making it perfect for remote work.
 - However, to protect the community's peace and parking, operating physical businesses that require daily customer foot-traffic or commercial freight collections from your module is not permitted.
 - You can however use the community hub space for

this, if your business involves something like a yoga or meditation class or something of that nature which is also open/available to residents.

5. **Fire Safety Hardware:** Every module is factory-fitted with integrated fire sprinklers and commercial-grade fire extinguishers as standard.

VIII. THE STANDARD EXIT (Selling Your Home)

When the time comes to move on—whether for a new job, a growing family, or a move to Site B—we keep the transition closed-loop.

1. The Waitlist Sale:

- a. Your home can ****only**** be sold to a pre-vetted member of the Tiny Home Token (THT) waitlist, brokered directly through the CLT.
- b. If a sale has not ‘completed’ within 157 calendar days (from the date you inform the site manager in writing that your home is now for sale), you can then offer your home for sale on the open market. In the event of repossession, the clause is void.
- c. A Deed of Covenant is attached to the property title, legally binding all future buyers (waitlist or open market) to abide by this Charter and service charge.
- d. Selling your home includes the mandatory £0 transfer of your 1/100 share in the CLT and surrender of your physical THT coin to the site manager, or pay the £57* coin replacement fee on exit if you've lost it.

2. The Benefit:

- a. No estate agents, no Rightmove, and no viewing weekends with random strangers.
- b. This guarantees the community remains 100% vetted, while saving you thousands in traditional agency fees.

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IX. LEADERSHIP & ACCOUNTABILITY

1. There will be an elected council of five resident community leaders (CLT Council). Nominees appointed by popular THT vote. These are voluntary unpaid roles, which simply serve as for community affairs, event planning and site manager oversight.
2. The Site Manager is an employed steward of the CLT, they will (ideally) be a resident of the community and your neighbor. They are entrusted with significant authority to keep the Citadel running smoothly without slow, HOA-style bureaucracy.
3. The council and the Site manager will decide together, the optimal number of junior staff required to operate efficiently and effectively for the benefit of the community.
4. **Fixed Salaries ~10% above industry average:**
 - Tier one –Site Manager
 - Tier two –Head Chef & Restaurant Manager
 - Tier three –Mechanic, restaurant team and shop keeper
 - Tier four –all other full-time roles
5. *Salary tier rises are applied across the board, and are subject to community approval, via THT vote.*
6. **The Vote of No Confidence:** The Manager serves the community, not the other way around. If the Manager loses the trust of the residents, acts unfairly, or abuses their position, the community can trigger a formal vote.

7. An 80% majority vote of no confidence by residents triggers a "formal management review by the CLT council," but the council must retain the absolute legal autonomy to conduct an independent HR investigation and decide the outcome based on employment law, not the vote itself.

X. CONCLUSIONS

This charter has been drafted in the hopes of minimising conflict and friction. The purpose of this charter is to illustrate that the optimal, efficient operation of the CLT and mindful use of resources directly benefits all of us.

The goal of the THF intentional communities is to create genuinely affordable homes and an idyllic place to raise children. Together we can make our community the haven your home should be.

This charter can be amended by the council and site manager only in the event of a THT vote with 80% support.

In the interests of full transparency for our founding resident of our first community, Starting salaries as of 2026, when this charger was drafted are as follows:

- £57k PA: Tier one –Site Manager
- £47k PA: Tier two –Head Chef & Restaurant Manager
- £37k PA: Tier three –Mechanic, restaurant team and shop keeper
- £27k PA: Tier four –all other full-time roles