

Eco-Village Membership Agreement

Tiny Town Association / Association de Petites Villes
an Eco-Village Cooperative Community

1. Parties

This Eco-Village Membership Agreement (“Agreement”) is entered into between:

Tiny Town Association / Association de Petites Villes

(Canada Not-for-Profit Corporation #1042899-0),

hereinafter referred to as “**TTA,**”

and

(Legal Name),

2. Purpose of Agreement

This Agreement establishes the terms under which the Member participates in the development, governance, and operation of a cooperative eco-village farming community located in Odessa, Ontario.

3. Definitions

For the purposes of this Agreement:

- **“Citizen / Member”** – The individual or approved household participating in the community under this Agreement.
- **“Household”** – Up to two (2) adults and their dependent children.
- **“Cooperative”** – The member-governed entity formed to own and manage the village, farm, and assets.
- **“CSH”** (Community Service Hours) – Member-contributed service supporting community and farm operations.
- **“Service Credits”** – Monthly fee reductions earned through completed CSH.
- **“Site”** – The designated plot assigned to a member.
- **“SMH”** (Small Modular Home) – A permanent dwelling unit constructed for Members, subject to approvals.
- **“Land Trust”** – The entity that will hold the land lease for long-term stewardship.
- **“Inflation Rate”** – The annual Canadian Consumer Price Index (CPI), unless otherwise adopted by the Cooperative.

4. Property & Land Stewardship

4.1 Lease Agreement

TTA holds a verbal agreement leasing the ~27-acre property located at:

- **1337 Old Wilton Road, Odessa, Ontario**
from **Edward Peterson** (the Founder) for the purpose of developing an eco-village farm community.

4.2 Land Trust

A land trust will steward the property:

- Upon completion of **Phase III** of development, management of the land and lease will transfer to a **Land Trust**, under the same terms as the verbal agreement, for long-term stewardship to ensure the property continues as affordable housing in an eco-village setting.

5. Community Purpose & Development

The community is intended to:

- Produce fruits, vegetables, and farm products
- Market food locally
- Provide sustainable, affordable housing for cooperative community members

Planned infrastructure includes:

- A main residence / community hub
- Farming and production buildings
- Four-season cabins
- Small Modular Homes (SMHs)

Upon completion, all Members shall collectively form the **Cooperative**, which will own, operate, and manage all buildings, improvements, farm operations, and shared assets.

6. Membership Fee & Inclusions

The **membership fee is \$60,000**, which includes:

- One designated Site (under one acre; dimensions are approximate)
- One four-season cabin with:
 - Deck
 - Composting toilet
 - Solar panels, inverter, battery storage, and charge controller

- Gravel driveway and parking
- Access to shared facilities in the hub (washrooms, laundry, kitchen)
- Governance rights (one vote per adult Member)
- One SMH (once approvals are obtained), sized approximately:
 - **Single** ~400 sq ft (for 1 adult)
 - **Double** ~500 sq ft (for 2 adults)
 - **Triple** ~600 sq ft (3+ person households)

Final designs will be published on the Association website when available.

7. Payment Schedule

Membership fees are paid as follows:

- 10% deposit upon signing
- 25% payment when road construction is scheduled
- 20% payment when hub construction is scheduled
- 40% payment when cabin construction is scheduled
- 5% final payment upon cabin completion

Payments may be made by E-Transfer, certified cheque, bank draft, or money order.

ETransfer: odessa@tinytownassociation.com

By mail: certified cheque, bank draft, or money order:

Tiny Town Association
PO Box 20023, Taylor Kidd RPO
Kingston, ON Canada K7P 2T6

In person: TBA

The initial 10% deposit is non-refundable, except where TTA is unable to deliver the Member's cabin.

8. Community Participation, Service Credits & Monthly Fees

8.1 Participation Philosophy

Affordable living is achieved through **active participation**, not penalties.

Members earn **Service Credits** by contributing Community Service Hours (CSH), reducing monthly fees.

8.2 CSH Valuation

- CSH are valued at \$30/hour for internal accounting only
- CSH may include farming work, maintenance, administration, governance, or other approved work
- Scheduling and tracking occur through the Community Job Board

8.3 Monthly Fees & Service Credit Structure

8.3.1 Cabin Residency

- Base Fee: **\$250/month**
- CSH Commitment: **1 hour/week**
- Service Credit (if completed): **\$100/month**
- Net Monthly Cost: **\$150**

8.3.2 SMH – One Adult Household (Single)

- Base Fee: **\$1,430/month**
- CSH Commitment: **1 hour/day**
- Service Credit: **\$930/month (31 hours)**
- Net Monthly Cost: **\$500**

8.3.3 SMH – Two Adult Household (Double)

- Base Fee: **\$2,710/month**
- CSH Commitment: **1 hour/day per adult**
- Service Credit (both adults): **\$1,860/month (62 hours)**
- Net Monthly Cost: **\$850**

8.3.4 SMH – Family Household (Triple)

- Base Fee: **\$2,960/month**
- CSH Commitment: **1 hour/day per adult**
- Service Credit (both adults): **\$1,860/month (62 hours)**
- Net Monthly Cost: **\$1,100**

8.4 Partial Completion

Service Credits are applied **proportionally** and calculated at \$30/hour for each full hour completed.

No penalties apply.

8.5 Temporary Exemptions

Members may request temporary CSH exemptions due to:

- Injury or medical condition
- Illness
- Caregiving responsibilities
- Other compassionate circumstances

Exemptions may be full or partial, are time-limited, and require written approval.

During an exemption, the base fee applies minus any earned or adjusted Service Credits.

8.6 Annual Review

Fees, CSH expectations, and Service Credit values are reviewed annually and adjusted by Cooperative vote.

9. Household Memberships

Households may consist of one or more member adults and their dependents.

- Membership may be shared by up to two adults
- Each adult holds one vote
- Each adult is responsible for their CSH commitment
- Dependent children are not subject to CSH requirements

10. Residency Standards & Limitations

Members must comply with residency standards and the **Community Rules & Policies Handbook**, incorporated by reference.

Key requirements include:

- Only approved household members may reside on site
- Sites must be kept **clean and free of garbage or debris**
- Pets are permitted but must be cleaned up after; **persistent barking or nuisance behavior is not tolerated**
- No vehicles, campers, RVs, boats, or trailers may be stored without written approval
- No additional structures or modifications without approval
- Excessive noise, unsafe behavior, or nuisances are prohibited

Repeated or serious violations may result in termination.

11. Community Rules & Policies Handbook

The Handbook sets out day-to-day operational rules and procedures.
Members agree to comply with the Handbook as amended from time to time by the Cooperative.

12. Membership Exit & Transfers

Members may exit after the two-year development period.

- Membership value increases annually based on CPI
- We anticipate that by 2030, all or enough fulltime SMH residences will be completed to enable the CPI factoring to take effect, so this will become the base year
- The Cooperative repurchases the share upon exit

Members may transfer to another TTA-affiliated community, subject to availability, without selling their share.

13. Termination

Membership may be terminated for:

- Non-payment
- Repeated non-participation
- Serious rule violations
- Conduct harmful to the community

Outstanding amounts may be deducted upon share repurchase.

14. Liability & Safety

Members participate at their own risk.
The Cooperative is not liable for injury or loss except in cases of proven negligence.

15. Dispute Resolution

Disputes will proceed through:

1. Good-faith discussion
2. Mediation
3. Binding arbitration in Ontario

16. Amendments & Entire Agreement

This Agreement supersedes all prior verbal or written representations.
Amendments will require Cooperative approval once formed.
Invalidation of one section does not affect the remainder.

17. Governing Law

This Agreement is governed by the laws of **Ontario** and **Canada**.

18. Signatures

Member: _____

Date: _____

TTA Representative: _____

Date: _____

APPENDIX A – ESA-SAFE DISCLAIMER

Community Service Hours are a condition of cooperative membership and **do not constitute employment**, contract work, or volunteer labour under the **Ontario Employment Standards Act, 2000**.

No employer-employee relationship exists.

Hourly values are for **internal fee-credit calculation only** and are not wages.

Members are not entitled to ESA benefits in relation to CSH.