

Community for Principled-Living* Charter

DRAFT

The purpose of this document is to establish guidelines for an intentional (aka Co-housing) community. The nature of this specific community is discussed below. This is a dynamic document which will evolve and be built by those participating in and invested in the initial charter for the community.

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Here is a link discussing co-housing which may be of interest.

https://www.cohousing.org/what_is_cohousing

DRAFT Vision

The Family Community (working title) is a multi-generational, eco-friendly planned community supporting healthy, principle-based living and featuring shared ownership in the Family Community Center.

DRAFT Mission

Privately owned residences of various sizes, and shared community space enables early and mid-career professionals and retirees alike to be active participants in a multi-generational, eco-friendly, spiritually supportive community. The community is designed to support economic and ecological sustainability and regular involvement in the Pocono Family Community Center (working title) which will offer community dinners, educational and entertainment programs to the local community.

Essential Nature of the Community

The design and nature of the community is based on the principal owners and residents shared understanding of healthy, principle-inspired living. That is, it is our intent to model a community based on the ideals proper relationships with each other and our proper relationship with nature. We envision this as a multi-generational, multi-ethnic, health conscious and ecologically friendly community.

Location, Nature and Basic Structure

The community is to be located in eastern Pennsylvania. The desired community will include private residences and community areas (meeting rooms, gardens or sports facilities, etc.).

Basic Ownership of Real Estate in the Community

The community will be established with a combination of private property and community owned property. Privately owned residences are owned by their respective owners. Community owned residences may be offered on a lease or rental basis. In addition to residences, the community will establish community-owned public areas which may include meeting and recreation spaces.

The Co-op or Condo model in conventional real estate may serve the intentional community well. One required element here is to have an initial investor (or more likely, a group of investors) who create/launch the community.

The Community Corporation

Legally, the community will be incorporated and individuals may own shares in the community corporation. An administrative or governing body will oversee the direction and major community decisions (need to define what is major). Every person who owns shares in the community corporation will have voting rights for certain community decisions. Such decisions may include, but are not limited to, financial decisions (buying additional property or community property), changes in the community charter and more.

Whether the community corporation may include investors who are not residents is to be determined ([EW] recommend not, unless financing is needed and unavailable from a lending institution).

IDEA - The initial community corporation will have 200 shares available at \$5,000 each share. (EW)

IDEA - We could offer the purchase of these shares over a time period, as a buy to start the community and for

younger families or those with less resources. (RLS)

The 'non-corporate' Community

There may be community residents with different levels of ownership in the corporation and some who may have own no shares in the community corporation. These community members will all have specific rights and privileges including the ability to present proposals and establish community activities.

Community Owned Facilities may include:

1. Meeting Space
2. Vegetable & Fruit Gardens
3. Sports/open field
4. Performance Room (maybe same as meeting space)
5. Media / Movie room (maybe same as performance or meeting space)
6. Community Kitchen
7. Exercise/workout room