### **Maintenance and Landscaping Agreement**

**This Maintenance and Landscaping Agreement** ("Agreement") is made effective as of [Effective Date] by and among the residents and members of [Eco-Village Name] (hereinafter referred to as the "Community"). This Agreement establishes the roles, responsibilities, and standards for maintaining and managing shared spaces, landscaping, and sustainable land practices.

#### **1. Purpose**

* The purpose of this Agreement is to ensure that all shared spaces, landscaping, and communal grounds within [Eco-Village Name] are maintained to enhance the community’s aesthetic, functional, and ecological values while promoting sustainable land management practices.

#### **2. Scope of Agreement**

* This Agreement applies to all shared spaces and communal landscapes within the eco-village, including but not limited to pathways, green spaces, gardens, recreational areas, and any other communal grounds (collectively referred to as "Shared Spaces").
* All Members agree to comply with the guidelines outlined in this Agreement and contribute to the upkeep of Shared Spaces.

#### **3. Maintenance Responsibilities**

* **Routine Upkeep**: Regular maintenance tasks, including cleaning, litter removal, and basic repairs in Shared Spaces, are the responsibility of all Members and will be coordinated by the Community Council or a designated Maintenance Committee.
* **Seasonal Landscaping Tasks**: Seasonal tasks, such as planting, mulching, pruning, and clearing pathways, will be assigned to volunteers or rotating work groups. Each Member is expected to participate in at least [Hours, e.g., 4 hours] of landscaping work per month, or as needed seasonally.
* **Safety and Accessibility**: Maintenance efforts must ensure that all Shared Spaces remain safe, accessible, and free from hazards, such as broken walkways, sharp debris, and overgrown plants that could obstruct pathways.

#### **4. Sustainable Landscaping Practices**

* **Native and Drought-Resistant Plants**: The Community agrees to prioritize native and drought-resistant plants for landscaping to reduce water use, support local biodiversity, and create a sustainable habitat for local wildlife.
* **Water Conservation**: Watering practices will emphasize conservation, including the use of rainwater harvesting, drip irrigation, and mulching to retain soil moisture and reduce runoff.
* **Organic and Eco-Friendly Methods**: Only organic and eco-friendly fertilizers, pesticides, and herbicides may be used in Shared Spaces. Chemical treatments are prohibited unless approved by the Community Council in specific cases where alternatives are not viable.
* **Permaculture and Regenerative Techniques**: Where possible, permaculture principles and regenerative land management techniques should be incorporated to maintain soil health, enhance resilience, and reduce maintenance needs.

#### **5. Designated Roles and Responsibilities**

* **Community Council**: The Community Council oversees the coordination of maintenance efforts, resource allocation, and the scheduling of tasks related to Shared Spaces.
* **Grounds Committee or Landscaping Coordinator**: A designated Grounds Committee or Landscaping Coordinator may be appointed by the Community Council to manage landscaping projects, monitor health of plants and soil, and schedule volunteer work shifts.
* **Individual Members**: All Members are expected to contribute time, labor, or resources toward the maintenance of Shared Spaces, either by volunteering for specific tasks or participating in community workdays.

#### **6. Shared Equipment and Tool Usage**

* **Tool Shed Access**: Shared tools, equipment, and supplies are stored in the communal tool shed. Access is granted to all Members, and proper check-out/check-in procedures must be followed.
* **Proper Tool Use and Care**: Members agree to use all tools responsibly, clean them after each use, and return them in good condition. Any damage or repair needs must be reported to the Grounds Committee or the Community Council.
* **Shared Equipment Contributions**: Members are encouraged to donate or share landscaping tools, seeds, and other resources with the community.

#### **7. Volunteer and Work Hours**

* **Community Workdays**: Regular community workdays will be scheduled to address larger landscaping and maintenance tasks, such as planting seasons, major clean-ups, or infrastructure repairs.
* **Minimum Participation Requirement**: Each Member must contribute a minimum of [Hours, e.g., 4 hours] per month to maintenance or landscaping efforts. Members unable to participate in person may fulfill their hours through financial contributions or by providing supplies.

#### **8. Cost-Sharing and Budget Allocation**

* **Maintenance Fund**: A Maintenance Fund will be established from monthly contributions by each Member to cover expenses such as plant materials, tools, soil amendments, and water for irrigation.
* **Annual Budget Review**: The Community Council will review the Maintenance Fund annually to determine if adjustments to the monthly contribution are necessary. Members will be informed of any changes in advance.
* **Special Projects and Improvements**: Major improvements or new projects for Shared Spaces, such as constructing new garden beds or pathways, must be approved by a majority of Members. Funding for these projects will be allocated from the Maintenance Fund or through special contributions.

#### **9. Compliance and Fair Use**

* **Respect for Shared Spaces**: Members agree to treat Shared Spaces with care, respect boundaries, and ensure that personal items are not left in common areas.
* **Environmental Stewardship**: Members are expected to act as stewards of the land by practicing sustainable habits and reporting any observed misuse or damage of Shared Spaces.
* **Non-Compliance**: Members who do not fulfill their volunteer requirements or who misuse Shared Spaces may be subject to additional responsibilities or financial contributions as determined by the Community Council.

#### **10. Conflict Resolution**

* **Direct Resolution**: Members should attempt to resolve any disputes regarding Shared Spaces through direct discussion.
* **Mediation by Grounds Committee**: If a resolution cannot be reached, Members may request mediation by the Grounds Committee or Community Council.
* **Final Arbitration**: Should mediation fail, disputes may be presented to the Community Council, whose decision will be final.

#### **11. Amendments to Agreement**

* Any amendments to this Agreement must be approved by a majority of Members. Proposed amendments must be submitted in writing to the Community Council and shared with all Members at least [Notice Period, e.g., 14 days] prior to the vote.

#### **12. Governing Law**

* This Agreement shall be governed by and construed in accordance with the laws of the State of [State].

#### **13. Signatures**

By signing below, each Member agrees to uphold the terms of this Maintenance and Landscaping Agreement and to contribute to the sustainable upkeep of the eco-village’s Shared Spaces.

**Community Council Representative’s Signature**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Date**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Member’s Signature**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Date**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_