

Awaawaroa Bay Ltd

Residents Agreements & Guidelines

Updated 2022 (Please note that these Agreements are undergoing an update process)

1. INTRODUCTION

The goal of this document is to provide existing and new residents (residents includes shareholders, flatmates, family, tenants and visitors) with a general idea of how Awaawaroa Bay Ltd operates. This document is intended to be more concise and understandable than the legal documents which are necessary to conduct the business of Awaawaroa Bay Ltd. It is not fully comprehensive, but highlights items of general interest and importance. If a situation arises where it is in conflict with, or contradiction to, the legal documents (constitution and lease) the legal documents will stand.

2. VISION STATEMENT *(Amended June 2003)*

We live in community, creating a safe, sustainable environment that encompasses and enhances wholesome relationships with each other and the land.

All land use is organic, encouraging bio-diversity.

We protect and enhance eco-systems and natural habitats.

Our community is based on cooperation, honesty and consensus.

We have a willingness to balance individual needs with the greater good of the community, while also valuing people's diversity.

We are a community who understands that our actions and behaviours influence the world of the future.

3. Terms and Conditions for Dogs & Cats

- (i) We have no resident cats or dogs
- (ii) Visitors are asked to not bring their cats or dogs
- (iii) All dogs on the property must be tied up unless they are in a vehicle or dwelling.
- (iv) Disability Assist dogs are permitted (guide dogs, hearing dogs, mobility dogs, etc)
- (v) Working dogs such as bio-security dogs may be allowed on a case by case basis in consultation with shareholders. Dogs may also be admitted if urgent stock work is necessary, for instance if the neighbours stock stray onto our land.

4. Building Guidelines

Any building work must adhere to the guidelines in the Awaawaroa Bay Ltd Shareholders Agreement.

5. Environmental Health

- (i) Organics *(Updated October 2019)*

Awaawaroa Bay Ltd aspires to an organic model. We follow land-use practices that support all life – be it in soil, air, water, plants or animals. At all times we keep in mind the future: our aim is to nurture the land so that we are continually improving its health.

This means no synthetic herbicides, pesticides, fungicides or fertilizers, including in potting and seed raising mix, compost and mulch. (However, an exception to this rule is in the case of purchasing some potted plants, where it may be impractical to source organic stock.)

It also means no seeds or plants derived from GE (Genetic Engineering). Extra care needs to be taken in the case of high-risk crops, such as corn and soya beans. Other residents may have recommendations as to GE-free seed sources.

Residents should also keep in mind that household chemicals may end up in the soil or waterways through washing machines, sinks etc; therefore care should also be taken with the use of household cleaning products and insecticides.

Animal feed can be from non-organic sources, but again, extra care needs to be taken to ascertain that the feed does not include GE corn, soya, etc. It is acceptable to bring in breeding livestock from non-organic sources; it is also acceptable to send animals off-farm for mating.

Beehives can be placed anywhere on the property in consultation with people here. No synthetic miticides for varroa may be used.

(ii) Production for Sale

We expect residents who produce for sale to be especially mindful of following organic principles. Residents who are planning to produce on a commercial scale should outline their plans to a community meeting.

(iii) Noise

It is acknowledged that noise can be a form of environmental pollution and has an impact. Our aim is to maintain and enhance the peace of the valley. With that in mind you are encouraged;

- a) to talk to your neighbours if you have specific problems with their noise.
- b) to consider the feelings and comfort of others and the effect on the environment when making noise.
- c) to be flexible about use of noisy equipment where others can hear. Accept that you may be asked to stop making noise for a specific reason.
- d) to limit the use of noisy equipment between 8am and 6pm.

6. Firearms & other hunting weapons.

The keeping or use of firearms by a resident on the land requires written consent of the company. A New Zealand Firearms Licence must also be obtained. Guns must be locked away when not in use. The use of firearms on common land requires the knowledge of at least one other resident.

Other concerned residents will be informed of impending firearm use. The Company may put further restrictions on firearm use as it sees fit. Hunting bows and arrows may not be kept or used at Awaawaroa Bay. Recreational use of bows and arrows needs to be supervised at a house site or another designated area as decided by a community meeting.