

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

PREAMBLE

This Covenant-Based Land Stewardship & Lease Agreement ("Agreement") is entered into as of _____ ("Effective Date"), by and between:

Goddess Flow International Inc., a mission-driven organization acting through its authorized representative, Deanna Mack, Founder & CEO (hereinafter referred to as "GFI," "Stewarding Organization," or "Founder"),

AND

_____, an approved Member of the Goddess Flow International Healing Arts Retreat Center & Community Village (hereinafter referred to as the "Member," "Community Member," or "Steward"), participating through the following approved Stewardship Contribution and Membership Pathway (the "Stewardship Pathway"), the specific terms, responsibilities, and participation requirements of which are incorporated into and governed by this Agreement:

Stewardship Pathway: _____

PURPOSE OF AGREEMENT

This Agreement establishes the covenant in which the Member may voluntarily participate in the covenant-based stewardship model of the Goddess Flow International Healing Arts Retreat Center & Community Village through a covenant-based land stewardship and lease of the land within the community structure.

The parties acknowledge and agree that:

- The land is intended to be stewarded for regenerative, educational, spiritual, ecological, and community-centered purposes
- This Agreement is covenant-based and mission-aligned in nature
- The community operates under a stewardship and shared responsibility model rather than a speculative real estate or investment model
- Participation is contingent upon ongoing alignment with the Community Covenant, stewardship principles, and operational guidelines established by GFI
- The sanctuary is being developed in alignment with future nonprofit, trust, educational, ecological, and community-serving purposes

This Agreement is intended to support the long-term protection, stewardship, and sustainability of the land and community for present and future generations.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

ARTICLE I

COMMUNITY PROPERTY DESCRIPTION, STEWARDSHIP PURPOSE, & NATURE OF MEMBER RIGHTS

1.1 Community Property Description

The land subject to this Agreement ("Property") consists of approximately twenty (20) acres currently be held, stewarded, and governed by Goddess Flow International ("GFI") and is within a larger approximately eighty (80) acre parent parcel located in Apache County, Arizona, and presently identified as:

- **APN:** 205-32-004A
- **Zoning:** Agricultural (AG)
- **Current Address:** 49 N7205, St. Johns, Arizona 85936

The parties acknowledge and agree that the above APN and address presently identify the larger parent parcel. GFI's designated (20) parcel is in the process of being subdivided and legally separated from the larger parent parcel. Once the land is paid in full, and subject to county approvals, legal processing, land use requirements, and administrative timelines, legal subdivision and recording will be completed. The GFI-held Property will receive its own separate parcel number, legal description, and address designation at this time. Any such update shall not alter the covenant-based, mission-governed nature of this Agreement or the Member rights established herein.

1.2 Stewardship Purpose

The Property shall be stewarded, protected, developed, and used as a mission-governed Healing Arts Retreat Center & Community Village dedicated to:

- Regenerative land stewardship
- Healing arts retreats, festivals, holistic education and wellness, and community-centered gatherings
- Ecological restoration and sustainability
- Cultural, spiritual, healing-centered, and community-serving activities
- Shared stewardship, intentional living, and collective well-being
- Long-term preservation, continuity, and sustainability for present and future generations

The Property shall remain stewarded under a covenant-based stewardship and mission-aligned operational structure established by GFI.

By entering into this Agreement, Member acknowledges and agrees that participation in the GFI Healing Arts Retreat Center & Community Village is a covenant-based sacred land stewardship agreement, residency land lease, and community participation model and is not a traditional real estate purchase, deeded land transfer, investment opportunity, equity arrangement, or private ownership structure.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

1.3 Nature of Member Rights

Participation under this Agreement grants the Member contractual land lease rights, approved occupancy, stewardship participation, and mission-governed use rights only, subject to this Agreement, the Community Covenant and stewardship standards, Operational Stewardship Requirements, and Continued Alignment with Stewardship Responsibilities.

The parties expressly acknowledge and agree that:

- No fee simple ownership, deeded land rights, real property ownership, equity interest, financial interest, inheritance rights, or private asset rights are conveyed through this Agreement
 - This Agreement does not create speculative investment rights, resale rights, unrestricted transfer rights, or private ownership claims
 - The Property is held and stewarded in trust by GFI for collective mission-aligned, educational, ecological, healing-centered, and community-serving purposes
 - Member rights remain subject to active membership, covenant alignment, stewardship standards, land stewardship procedures, land use policies, community capacity, and GFI approval where applicable
 - Occupancy, leasehold, stewardship, and use rights are maintained through ongoing covenant alignment and fulfillment of Stewardship Responsibilities. When circumstances arise involving non-alignment, default, transition, or succession, the Community Stewardship process may include review, restoration pathways, reassignment, or termination of rights as necessary to protect the long-term wellbeing of the land, community, and shared vision.
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ARTICLE II

TERM OF LEASE

This Agreement establishes a contractual land lease and residency term ("Lease Term") commencing on the Effective Date and continuing unless there is a transition, reassignment, succession, or otherwise terminated pursuant to this Agreement, the Community Covenant, or applicable agreed community and stewardship standards.

During the Lease Term, and subject to active membership, continued alignment, community capacity, and ongoing compliance with stewardship requirements, the Member may receive approved occupancy, lease of the land, and stewardship participation rights for the designated stewardship area and approved shared community areas, in accordance with:

- This Agreement
- The Community Covenant

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- Applicable land use standards, stewardship requirements, and community operational procedures
 - GFI mission alignment, safety standards, and community sustainability requirements
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ARTICLE III

LEASEHOLD STEWARDSHIP AREA RESERVATION, DESIGNATION, & COMMUNITY PLANNING

3.1 Stewardship Area Reservation & Selection

Upon acceptance into membership, entry into an approved payment plan, private land contribution, or sacred exchange pathway, a Member may receive a reserved stewardship area within the Healing Arts Retreat Center & Community Village, subject to this Agreement, GFI approval, and continued stewardship alignment.

Reserved Stewardship Designation & Community Planning

Approved Stewardship Pathway:

Reserved Stewardship Designation (Lot, Residency Area, Shared Stewardship Space, or Other):

Approximate Stewardship Area Size (if applicable):

Additional Notes or Approved Stewardship Designation (if applicable):

Coordinates / Reference Area: SEE EXHIBIT C

Any reserved stewardship location, approximate boundaries, coordinates, and applicable community layout shall be further identified in **Exhibits A-C** attached hereto and incorporated by reference.

3.2 Member Leasehold Activation

3.2 Sacred Land Stewardship Activation & Leasehold Access

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Upon full completion of the required Sacred Land Stewardship Contribution, approval of active community membership, completion of all onboarding requirements, and continued alignment with the mission, values, and Covenant Agreements of GFI Healing Arts Retreat Center & Community Village, the Member may receive approved Sacred Land Stewardship Activation.

Sacred Land Stewardship Activation may include leasehold access, approved occupancy rights, stewardship participation, regenerative land care responsibilities, and mission-governed use rights for the designated Stewardship Area and approved community spaces. These rights are granted within the GFI Sacred Land Stewardship Framework and are intended to support the Member's role as a conscious steward, caretaker, and active participant in the collective vision of the land and community.

All approved Sacred Land Stewardship Pathways are required to complete the following community onboarding and activation requirements prior to receiving approved occupancy activation, leasehold access, stewardship participation, and mission-governed use rights:

- Execution of all required Community Covenant Agreements and Stewardship Commitments
- Completion of required background screening and community safety process
- Activation of the applicable Private Land Stewardship Membership Contribution or Sacred Exchange Stewardship Membership pathway
- Completion of Goddess Flow Initiation and community orientation process
- Demonstration of continued alignment with the ecological, spiritual, ethical, and community stewardship principles established by GFI Healing Arts Retreat Center & Community Village

For Members participating through the Private Land Stewardship Pathway, until the full Sacred Land Stewardship Contribution has been completed and all activation requirements have been fulfilled, the reserved Stewardship Area shall remain held within the GFI stewardship framework and governed as part of the collective Sacred Land Stewardship vision.

Reservation of a Stewardship Area does not constitute a purchase, transfer of ownership, or independent land claim. Stewardship access represents a covenant-based participation agreement supporting the long-term preservation, regeneration, and intentional use of the land in alignment with the mission and governing principles of GFI Healing Arts Retreat Center & Community Village.

Single Mother Sanctuary Membership Activation

The Single Mother Sanctuary Sacred Exchange Pathway begins with an eight (8) week immersive residency, serving as a period of mutual discernment, healing, community integration, and embodied stewardship. During this time, both the Member and Goddess Flow International have the opportunity to determine whether continued membership is in right relationship with the Community, its mission, and the shared stewardship of the land.

Those participating in the Single Mother Sanctuary Sacred Exchange Residency Pathway must provide written notice of the Member's chosen transition pathway if not aligned with continuing as an ongoing member of the community after the initial 8-week Goddess Flow Immersion Initiation.

If not in alignment with the community to continue with the sacred exchange pathway, membership and residency participation will conclude at the end of the 8-week immersion and the member agrees to

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

transition from the Community property into independent housing or another living arrangement of the Member's choosing.

During the initial eight (8) week residency, Members are invited to actively participate in community life while completing the foundational requirements for ongoing membership.

To be considered for continued residency and Official Community Membership following the initial eight (8) week immersion, Members participating in the Single Mother Sanctuary pathway shall complete the following:

- Completion of the 8-Week Goddess Flow Method™ Immersion Initiation Online Program.
- Completion of the 8-Week On-Site Goddess Flow Activation Sessions and community integration process.
- Demonstrated alignment with the Community's fully plant-based, sober, and smoke-free lifestyle.
- Demonstrated commitment to living in accordance with the GFI Healing Arts Retreat Center & Community Village Community Covenant and this agreement.
- Active participation in Community life with integrity, personal responsibility, and respect for the land, fellow Members, and shared spaces.
- Demonstrated commitment to sacred reciprocity through the agreed-upon Sacred Exchange Land Stewardship Contributions established within the Member's Sacred Exchange Residency pathway.

At the conclusion of the eight (8) week immersion, the Community and the Member will enter a period of mutual discernment to determine whether continued residency and Official Community Membership are in harmonious alignment.

When mutual alignment is affirmed, the Member may be invited to continue as an Official Sacred Exchange Resident within the GFI Healing Arts Retreat Center & Community Village under the ongoing terms of this Agreement.

Single Mother Sanctuary Chosen Transition Pathway:

- If not aligned to continue with sacred land stewardship, residency within the Single Mother Sanctuary, my transition plan from the community property is to:

3.3 Community Planning & Site Adjustments

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

All Members acknowledge and agree that stewardship area boundaries, access routes, easements, shared common areas, infrastructure placement, utility planning, roads, stewardship zones, and overall community layout remain subject to:

- Approved site plans
- Stewardship standards
- Land development phases
- Operational sustainability
- Safety requirements
- Infrastructure needs
- Community capacity
- Mission-aligned development and GFI planning framework

Reserved stewardship locations, boundaries, access considerations, and community layouts may be reasonably adjusted by GFI as necessary to protect stewardship, infrastructure integrity, collective use, and long-term sustainability of the Healing Arts Retreat Center & Community Village.

ARTICLE IV

STEWARDSHIP CONTRIBUTION TERMS

4.1 Stewardship Contribution

Member agrees to provide the following Sacred Land Stewardship Contribution in support of the stewardship, preservation, regeneration, infrastructure, development, administration, and ongoing mission-governed operation of GFI Healing Arts Retreat Center & Community Village.

By entering into this Covenant-Based Sacred Land Stewardship Agreement, Member acknowledges and agrees that participation within the GFI Sacred Land Stewardship Framework is founded upon principles of sacred reciprocity, shared responsibility, and collective creation. Regardless of the selected Stewardship Pathway, all Members are required to contribute their time, energy, skills, presence, and gifts in support of the land, the mission, and the vision of the GFI Healing Arts Retreat Center & Community Village.

Members recognize that the creation and ongoing development of this sacred community is a collective endeavor and agree to actively participate in community stewardship efforts, regenerative land practices, infrastructure development, healing arts offerings, gatherings, and other mission-aligned projects as called upon through community agreements and stewardship coordination.

In recognition of the Member's chosen Stewardship Pathway, the Member acknowledges and agrees to fulfill the corresponding Sacred Land Stewardship Contribution commitment as outlined below. Each

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

pathway represents a unique form of sacred reciprocity and collective participation in support of the land, community vision, and ongoing development of the Healing Arts Retreat Center & Community Village.

Private Land Stewardship Contribution: \$_____

Sacred Exchange Land Stewardship Contribution: _____ work/trade hours per week

4.2 Contribution Terms

Member agrees to remit contribution under the following approved contribution structure:

All financial contributions and Sacred Exchange stewardship contributions offered in support of the GFI Healing Arts Retreat Center & Community Village are considered sacred reciprocity and are non-refundable unless otherwise mutually agreed upon in writing. These contributions are lovingly reinvested into the stewardship of the land, community development, shared infrastructure, mission advancement, and the long-term sustainability of the Community. Continued participation within the Community is supported through honoring the commitments, shared responsibilities, Community Covenant, active membership, and stewardship pathway embraced by each Member.

4.3 Sacred Land Stewardship Pathway Activation Requirements

Upon approved membership acceptance and entry into a Private Land Stewardship Pathway or Sacred Exchange Residency Pathway, a Member may be granted a reserved Stewardship Area designation and community planning allocation, subject to the terms of this Agreement, approval by GFI Healing Arts Retreat Center & Community Village, completion of all required activation steps, and continued alignment with the Community Covenant Agreements.

All Members, regardless of Stewardship Pathway, are required to complete the following Sacred Land Stewardship Activation requirements prior to receiving approved occupancy access, stewardship participation rights, community resource access, or mission-governed use rights:

- Provide valid government-issued photo identification for required community screening and background verification processes
- Complete and sign all required Community Covenant Agreements, Stewardship Commitments, and participation acknowledgments

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- Complete the agreed-upon Sacred Land Stewardship Contribution associated with the selected Stewardship Pathway
- Complete the required Goddess Flow Immersion Initiation and community orientation process
- Demonstrate continued alignment with the values, mission, vision, ecological principles, and collective stewardship responsibilities of GFI Healing Arts Retreat Center & Community Village

Stewardship Pathway activation represents a covenant-based commitment to participate in the intentional creation, preservation, regeneration, and ongoing development of the Healing Arts Retreat Center & Community Village. All Members acknowledge that access, participation, and use rights are connected to active stewardship, sacred reciprocity, and ongoing contribution to the collective vision.

4.4 Stewardship Allocation of Monetary Contributions

All monetary stewardship contributions, infrastructure contributions, and related community contributions made pursuant to this Agreement shall remain allocated toward stewardship, land security and preservation, land development, initial infrastructure, administration, operations, and long-term sustainability of the Healing Arts Retreat Center & Community Village.

ARTICLE V

TEMPORARY AND PERMANENT DWELLINGS

5.1 Temporary & Non-Permanent Improvements

Following full land stewardship activation, Members may place approved temporary or removable structures, where permitted, including:

- RVs
- Tents
- Yurts
- Sheds
- Similar approved non-permanent structures

All temporary structures remain subject to earth conscious adaptability, zoning compliance, placement approval, infrastructure limitations, stewardship standards, and operational needs.

5.2 Permanent Improvements & Construction Rights

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Private Land Stewards have the opportunity to construct approved permanent residential, structural, or long-term improvements, including earthen dwellings, regenerative housing structures, and other mission-aligned sustainable building forms, and may begin only after:

- Full Membership Activation as described above
- Active membership with continued community alignment
- Submission of earthen building plan and Written approval by GFI
- Compliance with zoning, infrastructure, safety, building, engineering, land stewardship, environmental, and community development standards

Permanent dwellings and structural improvements are intended to support the community's regenerative, healing-centered, and sustainable living model and may include approved earthen, ecological, natural, or mission-aligned building methods as permitted by law and GFI governing standards.

All permanent improvements, dwelling placement, infrastructure integration, and construction activities remain subject to GFI planning authority, approved site plans, land use governance, environmental stewardship, and mission-aligned operational requirements under this Agreement.

ARTICLE VI

LAND USE, OCCUPANCY, & TRANSFER RESTRICTIONS

6.1 Personal Mission-Governed Use Rights

This Agreement grants approved leasehold occupancy, stewardship participation, and use rights exclusively to the approved Member identified herein and shall remain personal, mission-governed, and subject to this Agreement.

Such rights may not be independently sold, assigned, subleased, transferred, conveyed, inherited, or otherwise granted to any third party except as expressly permitted under this Agreement and approved in writing by Goddess Flow International ("GFI").

6.2 Prohibited Occupancy, Use & Transfer Activities

Without prior written approval by GFI, the Member shall not:

- Sublease, rent, license, or commercially use the designated leasehold stewardship space
- Permit long-term occupancy or residency by non-approved individuals
- Invite additional guests to establish residence within the stewardship space
- Transfer occupancy, leasehold, stewardship, or use rights to any third party

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- Create private resale, succession, reassignment, or transfer arrangements outside approved GFI procedures
 - Use the Property in a manner inconsistent with mission-aligned land use, stewardship, safety, or community standards
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6.3 Guest Stays, Visitors, & Long-Term Residency

Short-term guests and visitors may be permitted in accordance with community policies, operational capacity, land stewardship guidelines, and GFI Healing Arts Retreat Center & Community Village approval where applicable. All guests and visitors must honor and abide by all Community Covenant Agreements, stewardship principles, privacy expectations, and community standards while present on the land.

To preserve the safety, privacy, and sacred harmony of the community, Members are required to be actively present on the land for any invited guests or visitors during their stay or visit. No Member may invite, host, or authorize guests or visitors to access the property without the inviting Member being physically present and actively responsible for their guest's experience, conduct, and alignment with community agreements.

Members are required to notify the community leadership and/or designated community communication channel of any upcoming guests or visitors prior to their arrival whenever possible. This notification is intended to honor collective awareness, personal privacy, safety, and the ability of all Members to prepare accordingly, especially within a shared sacred land stewardship environment.

All Members acknowledge that the land is a shared stewardship space and that guest access is a collective consideration rather than an individual entitlement. Members agree to be mindful of how guest presence may impact community members, shared resources, ceremonies, retreats, privacy, and the overall energetic and operational harmony of the land.

For purposes of this Agreement, "Long-Term Residency" shall mean occupancy, continuous stay, or repeated occupancy exceeding:

- Seven (7) consecutive days; or
- Fourteen (14) cumulative days within any twelve (12) month period,

unless otherwise approved in writing by GFI Healing Arts Retreat Center & Community Village.

Members may request approval for extended guest stays when aligned with the Community Covenant Agreements, available resources, land capacity, and the overall mission and vision of the community.

Long-term residency, co-residency, or recurring residency by non-approved individuals may require separate review, approval, initiation, membership eligibility, or Sacred Land Stewardship alignment to support the continuity, privacy, safety, and harmony of the community.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

6.4 Additional Household Members & Stewardship Continuity

A Member may welcome a new family member, spouse, life partner, covenant partner, friend, or other aligned person into their designated stewardship area, subject to the shared stewardship framework established by this Agreement and the GFI Healing Arts Retreat Center & Community Village Community Covenant.

The Community recognizes that households and relationships may naturally evolve over time. This section is intended to provide clarity while honoring family, partnership, friendship, community, and the shared stewardship of the land.

Additional Household Members Requirements

Any person eighteen (18) years of age or older who intends to become a permanent resident or ongoing participant within a Member's designated stewardship area shall complete the Community's established membership and stewardship process, including:

Community Application and Approval: Complete and submit the GFI Healing Arts Retreat Center & Community Village Community Application for review and consideration through the Community membership pathway. Each member receives an acceptance letter of approval to join the community.

Community Covenant & Stewardship Agreements: Complete and sign all required Community Covenant Agreements, Stewardship Commitments, and participation acknowledgments applicable to their selected Stewardship Pathway.

Identification & Community Screening: Provide valid government-issued photo identification for required community screening and background verification processes.

Stewardship Contribution: Complete the agreed-upon Sacred Land Stewardship Contribution associated with their selected Stewardship Pathway, where applicable.

Goddess Flow Immersion & Community Orientation: Complete the required Goddess Flow Immersion Initiation and Community orientation process.

Continued Community Alignment: Demonstrate continued alignment with the values, mission, vision, ecological principles, and collective stewardship responsibilities of the GFI Healing Arts Retreat Center & Community Village.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Shared Stewardship Participation: Participate in the shared responsibilities, sacred reciprocity, community practices, and stewardship commitments applicable to their selected pathway.

Shared Stewardship Area & Household Residency: Where an additional adult joins an existing Member's designated stewardship area, the incoming Member may participate in the existing household and shared stewardship space upon completion of the applicable Community requirements. Participation within an existing stewardship area does not, by itself, create a separate parcel, independent leasehold, ownership interest, equity interest, inheritance right, or automatic succession right.

Independent Stewardship Pathway: Where the incoming Member desires an independent stewardship relationship with the land, the Community may establish a separate Stewardship Pathway and corresponding written agreement in accordance with the Community's stewardship framework.

Shared Stewardship Area & Household Residency

Where an additional adult joins an existing Steward's designated stewardship area, the incoming Member may reside within and participate in the existing stewardship area as part of the household, provided the applicable Community requirements have been completed.

The addition of an adult household Member does not, by itself, create:

- A separate parcel or designated land area
- A separate leasehold interest
- Ownership or equity interest in the land
- An independent claim to the existing Steward's designated stewardship area
- An automatic right of succession or transfer
- A separate financial interest in the original Steward's stewardship contribution

The original Stewardship designation remains associated with the Stewardship Pathway and Agreement under which it was established unless a separate written stewardship designation, succession arrangement, or transition agreement is established.

Where the incoming adult desires to become an independent Land Steward, they may enter into their own Stewardship Pathway and complete the applicable contribution, agreements, initiation, and stewardship requirements.

Permanent Household Stewardship

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

When an additional adult intends to become a permanent resident and ongoing participant within the household, the Community may document the person as an additional household Steward/Member associated with the existing stewardship area.

Each adult remains individually responsible for their relationship with the Community Covenant and for fulfilling the commitments associated with their own participation.

The household is encouraged to establish clear agreements regarding shared living arrangements, contributions, structures, utilities, improvements, personal property, household responsibilities, and any financial arrangements between household Members.

Stewardship Continuity When a Household Member Departs

If an additional household Member, spouse, life partner, covenant partner, family member, or friend later chooses to leave the Community or no longer reside within the designated stewardship area, their departure shall not automatically affect the continuing Steward's established stewardship relationship with the land.

The departing Member shall participate in a Stewardship Transition Process to provide clarity regarding:

- Intended departure date
- Removal of personal belongings and property
- Any structures or improvements personally created or funded
- Outstanding Community or Sacred Exchange commitments
- Shared utilities or infrastructure contributions
- Any financial arrangements between household Members
- Any applicable succession or continuity considerations

Where the original Steward remains in good standing and continues to fulfill the applicable Stewardship Agreement and Community Covenant commitments, the original Steward's stewardship relationship may continue independently of the departing Member.

Departure of the Original Steward & Continuing Partner

If the original Steward chooses to depart while another adult household Member desires to remain, the remaining Member does not automatically inherit or receive the original Steward's stewardship rights.

Instead, the remaining Member may request consideration through the Stewardship Legacy, Succession & Continuity Pathway, including Succession Review Consideration.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

The Community may consider the remaining Member's:

- Completed membership and initiation requirements
- Covenant alignment
- Stewardship history and participation
- Capacity to fulfill ongoing stewardship responsibilities
- Relationship to the land and Community
- Ability to fulfill any remaining contribution obligations
- Proposed continuity of the stewardship area

If the remaining Member is invited to continue as the Steward of the designated area, the parties may establish a written stewardship transition or succession agreement reflecting the new arrangement.

Relationship Separation

Where a spouse, partner, or covenant partner separates from the original Steward, the Community seeks to support a peaceful and respectful transition.

The Community does not determine private relationship matters between Members. However, where the relationship affects residency, stewardship, shared structures, or participation on the land, the Members agree to engage in a conscious Stewardship Transition Process so that the continuity of the land, household, and Community may be respectfully addressed.

The intention is to prevent personal relationship changes from creating uncertainty regarding stewardship of the land while honoring the dignity, privacy, and individual sovereignty of all Members.

Shared Stewardship Principle

All household Members are invited to understand that stewardship of the land is a shared responsibility rather than a private entitlement. The purpose of this pathway is to allow families, friendships, partnerships, and households to evolve naturally while maintaining clarity around residency, stewardship, succession, contribution, and continuity.

The Community seeks to hold these transitions through communication, mutual respect, discernment, restoration, and right relationship, while preserving the long-term integrity and mission of the GFI Healing Arts Retreat Center & Community Village.

6.5 Stewardship Restrictions

All residency, guest access, land use, structures, activities, and stewardship participation remain subject to:

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- This Agreement
- The Community Covenant
- GFI Stewardship Frameworks
- Applicable zoning, land use, environmental, and safety standards
- Community stewardship, operational capacity, and mission-aligned requirements

Any matter involving this Article shall be approached through the principles of accountability, restoration, and sacred stewardship. Following review and consideration under this Agreement, including Article XI where applicable, outcomes may include supportive resolution, adjustment of stewardship terms, reassignment, suspension, or termination of stewardship and occupancy rights when necessary.

ARTICLE VII

LAND TITLE & SACRED GOVERNANCE FRAMEWORK

7.1 Land Title

The Property shall operate under a Land Trust Structure. Under this framework:

- Land remains preserved under GFI stewardship for educational, ecological, healing arts ministry, community-serving, and mission-based purposes
- Shared common areas, roads, easements, infrastructure, and community-designated spaces remain collective-use and subject to GFI and Community Governing Body oversight
- Stewardship, occupancy, and land use remain subject to this agreement and community covenant
- No Member receives private land ownership, title rights, unrestricted transfer rights, or private land claims

The Land Trust Structure does not create a legal trust, private ownership rights, financial trust interests, or unrestricted legal claims by Members.

7.2 Shared Governance Framework

The GFI Healing Arts Retreat Center & Community Village shall operate under the governance, stewardship oversight, and mission protection of Goddess Flow International (“GFI”), together with advisory and community governance bodies established under this Agreement.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

All Members agree to abide by the governance structure, leadership processes, standards, operational requirements, and stewardship policies established by GFI, this Agreement, and the Community Covenant.

No governance participation under this Article creates ownership rights, partnership interests, equity claims, or private governance control over the Property, GFI, or community assets.

Goddess Flow International (Primary Stewarding Responsibility)

GFI shall serve as the primary stewarding, governing, administrative, and mission-holding organization of the GFI Healing Arts Retreat Center & Community Village.

The community, including all land, infrastructure, operations, branding, programming, governance systems, and mission-governed assets, shall remain solely owned, administered, operated, and governed by GFI unless lawfully restructured under a future mission-governed nonprofit, trust holding entity, or approved stewardship structure.

GFI retains final stewarding responsibility regarding:

- Mission protection and organizational oversight
- Land stewardship, title protection, and development planning
- Community governance and operational standards
- Membership approval, activation, suspension, revocation, and termination
- Leasehold activation, reassignment, succession review, and occupancy oversight
- Approval and enforcement of community agreements, covenant, and community standards
- Infrastructure planning and approval, sustainability systems, and community operations
- Leadership appointments, governance delegation, and succession procedures
- Legal compliance, safety, and long-term stewardship continuity

All retreats, trainings, ceremonies, events, stewardship systems, administrative operations, educational programming, healing arts offerings, sustainability projects, and mission-related activities shall remain subject to GFI oversight.

All members, practitioners, facilitators, contributors, volunteers, collaborators, contractors, and stewardship participants act solely in approved service, operational, or participation capacities and shall not acquire:

- Employee status unless separately contracted
- Partnership rights
- Equity rights
- Governance ownership rights
- Private control rights over GFI or community assets
- Land ownership claims

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

unless otherwise expressly established through separate written agreements approved by GFI.

Sacred Council Of Elders (Spiritual Advisory & Succession Body)

The Sacred Council of Elders shall serve as the senior wisdom-based, restorative, cultural, and advisory governance body of the community and shall operate under GFI oversight.

Composition

The Sacred Council of Elders shall consist of select active Members appointed by GFI based on integrity, stewardship service, leadership capacity, maturity, wisdom, demonstrated commitment, and continued mission alignment.

Appointment shall not be based on age alone.

Responsibilities

The Sacred Council of Elders may assist with:

- Advisory guidance on major community matters
- Mediation, restorative resolution, and harmony support
- Stewardship continuity and cultural preservation
- Ethical and mission-alignment review where appropriate
- Leadership development and succession support
- Community wellness and continuity guidance

The Sacred Council shall remain advisory in nature and shall not override final GFI authority.

Prior or current service within the Sacred Council may be considered for future leadership succession, governance appointments, or delegated oversight roles where determined by GFI.

Community Board (Community Oversight & Operational Support)

The Community Board shall serve as the operational, stewardship, and community oversight body supporting sustainability, accountability, and orderly development of the community.

Composition

Eligible active Members in covenant alignment may be appointed, elected, or approved to serve on the Community Board in accordance with governance procedures established by GFI.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Board participation remains subject to active membership, aligned stewardship practices, service capacity, and continued mission alignment.

Responsibilities

The Community Board may assist with:

- Community operational review and support
- Infrastructure planning and development input
- Stewardship accountability and sustainability initiatives
- Shared budgetary review and operational transparency where authorized by GFI
- Membership review support where appropriate
- Community standards and covenant compliance support
- Representation of collective community concerns in alignment with GFI's mission
- Advisory participation in reassignment, continuity, or community development matters where applicable

The Community Board shall function in support of the long-term mission objectives of GFI and shall remain subject to final GFI oversight and responsibility.

Stewardship Continuity & Successor Structure

GFI may establish, restructure, appoint, delegate, dissolve, or modify governance bodies, successor boards, advisory councils, or operational oversight structures where reasonably necessary for mission continuity, nonprofit development, legal compliance, stewardship protection, community sustainability, or long-term governance integrity.

Any governance body established under this Article remains mission-governed and aligned with the GFI established land stewardship agreements.

Founder Succession & Mission Continuity Structure

In the event that Founder succession or a transition of leadership becomes necessary, any successor appointed for the continuity and preservation of the mission, vision, and foundational values of GFI Healing Arts Retreat Center & Community Village shall be selected from among the GFI-approved members serving within the Sacred Council of Elders. The successor shall be chosen based on demonstrated alignment with the GFI mission, Community Covenant Agreements, Sacred Land Stewardship Framework, and the ongoing commitment to steward, protect, and carry forward the vision of the Healing Arts Retreat Center & Community Village.

7.3 Personal Structures & Improvement Ownership Limits

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Members may construct, maintain, or own approved personal dwellings, earthen structures, regenerative housing, or other authorized improvements in their designated stewardship area, subject to this Agreement, written GFI approval, zoning, infrastructure, safety, environmental standards, and applicable law.

Ownership of approved personal structures or improvements does not create ownership, title, leasehold expansion, equity rights, or private claims in the underlying land.

All structures, improvements, placement rights, and long-term use remain subject to GFI planning approval, stewardship standards, governing policies, and community development guidelines.

Any sale, transfer, reassignment, succession request, or continuity review involving Member-owned structures or approved improvements shall remain subject to prior written approval by GFI and Article XI where applicable.

ARTICLE XIII

MEMBER IMPROVEMENTS & STRUCTURE RESPONSIBILITY

All structures, improvements, utilities, and personal property placed upon the designated leasehold parcel by Member shall remain the responsibility of the Member and must comply with all community standards, building guidelines, and applicable laws.

Member shall be responsible for:

- Construction, maintenance, repair, and removal costs
- Compliance with approved community development standards
- Any permits, utilities, or systems associated with Member improvements

Upon expiration, termination, default, or voluntary surrender of this Agreement, Member shall remove all personal property and approved removable structures from their stewardship area within sixty (30) days, unless otherwise approved in writing by Goddess Flow International.

Any structures, materials, improvements, or property not removed within the required timeframe may, at the sole discretion of Goddess Flow International, be deemed abandoned and retained, repurposed, or removed by the community without compensation to Member.

ARTICLE IX

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

SUCCESSION REVIEW & CONTINUITY RIGHTS

9.1 Private Land Stewardship Succession Review Consideration

An eligible Private Land Stewardship Member in covenant alignment may submit or designate a Succession Review Request for continuity consideration relating to approved Member-owned structures, approved occupancy continuity, or land stewardship continuity review upon death, legal incapacity, or approved long-term transition circumstances, subject to this Agreement.

9.2 Private Land Stewardship Successor Eligibility & Review Requirements

Any proposed successor, continuity applicant, reassignment request, or residency continuation review shall remain subject to prior written approval by Goddess Flow International ("GFI").

Any approved successor Member must:

- Complete the full application, screening, interview, and approval process in effect at the time of onboarding
- Complete initiation and all onboarding requirements then are in effect at the time of onboarding
- Sign all required agreements
- Meet active membership, eligibility, and community alignment standards
- Comply with land use, stewardship, and operational requirements
- Remit the applicable Stewardship Member Activation & Administrative Fee equal to twenty-five percent (25%) of the applicable sacred land stewardship contribution level associated with the assigned stewardship assignment, as required for activation into active membership

No succession, reassignment, or continuity request shall create automatic activation, occupancy, or residency rights until all requirements are completed and approved by GFI.

9.3 Limits on Successor Rights

To preserve mission continuity, prevent repeated transfer chains, and maintain community stewardship integrity, only one (1) lifetime approved transfer, reassignment, succession review, or continuity-based activation review shall be permitted per original Member Sacred Land Contribution and associated assigned stewardship space under this Agreement, where applicable.

Any approved successor, reassignment, or continuity activation shall become subject to all covenant and community agreements, active membership requirements, and all terms then in effect.

No subsequent private transfer, repeated succession chain, resale chain, reassignment chain, or multi-generational transfer right shall be created under this Agreement unless otherwise expressly approved in writing by GFI under separate governing authority.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

All transfer, reassignment, succession, and continuity review rights remain subject to prior written approval by GFI and this Agreement.

No proposed successor or continuity applicant shall automatically receive:

- Leasehold rights
- Occupancy rights
- Land rights
- Ownership rights
- Transfer rights
- Equity rights
- Inheritance rights in the Property
- Private claims to land, infrastructure, or community assets

Any approved continuity, reassignment, occupancy review, or structure transfer shall remain mission-governed and subject solely to GFI approval and this Agreement.

9.4 If No Approved Successor Exists

If no successor is submitted, eligible, approved, or activated, all leasehold, occupancy, stewardship participation, and use rights shall terminate and revert to GFI.

Any Member-owned structures, approved dwellings, or authorized improvements shall remain subject to reassignment, continuity review, removal requirements, or Article XI where applicable.

ARTICLE X

EXIT, REASSIGNMENT, SUCCESSION, & REIMBURSEMENT PROCEDURES

10.1 No Independent Sale, Assignment, or Transfer

Member may not independently sell, assign, sublease, transfer, convey, or create any private resale, transfer chain, or third-party claim relating to Reserved membership rights, Stewardship access rights, occupancy rights, stewardship participation rights, or community rights under this Agreement.

All reassignment, succession, continuity, structure transfer, or occupancy-related changes remain subject to prior written approval by Goddess Flow International ("GFI") and stewardship frameworks written within this agreement.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

10.2 Voluntary Exit & Written Notice

Any Member seeking to voluntarily withdraw, exit, terminate occupancy, discontinue stewardship participation, or relinquish community rights shall submit written notice to GFI.

Voluntary withdrawal, default, inactivity, or termination does not create automatic transfer rights, reimbursement rights, or private financial claims except as expressly written in this agreement.

10.3 Approved Exit Pathways

Subject to GFI approval and governing procedures, approved pathways may include:

- Community-facilitated reassignment of the Reserved Stewardship Space
 - Transfer of approved Member-owned structures or improvements to an approved successor Member
 - Approved succession review under this agreement
 - Voluntary relinquishment of occupancy, stewardship responsibilities and participation, and community rights back to GFI
-

10.4 Reassignment-Based Reimbursement Review

Reimbursement review, if applicable, shall occur only under this Agreement and only after an approved reassignment of the applicable Reserved Stewardship space is completed.

Reimbursement review shall remain subject to:

- Approved Private Land Stewardship Member reassignment completion
- Monetary Contribution Threshold requirements
- Member eligibility and good standing
- Applicable administrative deductions
- Written GFI approval under this Agreement
- Full compliance with exit procedures

Sacred Exchange Pathways are not eligible for any source of reimbursement pathways. No reimbursement review shall occur prior to approved reassignment of private land steward membership.

10.5 Pre-Activation Withdrawal Reimbursement Review

For purposes of this Agreement, Pre-Activation Withdrawal means a Member who voluntarily withdraws prior to final Private Land Steward Activation and who has not received approved private land

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

stewardship residency on the land, private use rights, possession, or activated land access to the assigned Reserved stewardship space.

A Member in Pre-Activation status may be eligible for reimbursement review only after approved reassignment of the applicable Reserved stewardship space is completed.

If eligible:

- GFI shall retain a Stewardship Activation & Administrative Fee equal to twenty-five percent (25%) of the total agreed Stewardship Contribution associated with the applicable Reserved stewardship space
- Reimbursement review, if applicable, shall be limited only to the remaining portion of the Member's actual payments received by GFI after deduction of the required Stewardship Activation & Administrative Fee
- Any reimbursement reviewed under this Section shall not exceed the actual amount paid by the Member, less the applicable administrative fee

If the Member's total payments made are equal to or less than the required Stewardship Activation & Administrative Fee threshold, no reimbursement review shall apply.

For clarity, if a Member paid \$600.00 and the applicable Stewardship Activation & Administrative Fee is \$555.00, only the remaining \$45.00 may be eligible for reimbursement review following approved reassignment, subject to this Agreement.

If approved reassignment is not completed, no reimbursement review shall apply.

Reserved stewardship space, membership participation, application status, onboarding progress, or partial fulfillment of requirements do not create private land stewardship residency, possession, land access, membership activation, ownership, or guaranteed reimbursement rights.

10.6 Active Occupancy Reimbursement Review

For purposes of this Agreement, Active Occupancy means a fully activated Member who has completed private land stewardship and membership activation, fulfilled the total required Private Land Stewardship Contribution, and has been granted approved land access, and has accessed the land, private occupancy rights, and possession of their assigned lot.

For fully activated Members under Active Occupancy status, reimbursement review eligibility shall remain limited to approved reassignment-based review only.

If eligible and approved after reassignment:

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- **First Year of Occupancy:** GFI shall retain fifty percent (50%) of the total agreed Stewardship Contribution associated with the applicable assigned stewardship space; up to fifty percent (50%) of the same contribution amount may be reviewed for reimbursement eligibility
- **Second Year of Occupancy:** GFI shall retain seventy-five percent (75%) of the total agreed Stewardship Contribution associated with the applicable assigned stewardship space; up to twenty-five percent (25%) of the same contribution amount may be reviewed for reimbursement eligibility
- **After Second Year of Occupancy:** Zero percent (0%) reimbursement review eligibility shall apply

For clarity:

- If the total agreed Stewardship Contribution for the applicable Leasehold Parcel is \$3,000.00 and a Member exits during the First Year of Occupancy, GFI shall retain \$1,500.00, and up to \$1,500.00 may be eligible for reimbursement review following approved reassignment
- If the total agreed Stewardship Contribution for the applicable Leasehold Parcel is \$3,000.00 and a Member exits during the Second Year of Occupancy, GFI shall retain \$2,250.00, and up to \$750.00 may be eligible for reimbursement review following approved reassignment
- If a Member exits after the Second Year of Occupancy, no reimbursement review eligibility shall apply

Any reimbursement review remains subject to approved reassignment completion, land condition (if applicable), community covenant alignment at time of exit, and written GFI approval under this Agreement.

Occupancy duration, land use, improvements, structures, and stewardship participation materially affect reimbursement review eligibility under this Section.

10.7 Agreement Updates, Required Alignment, & Member Election Rights

GFI may update, amend, or revise covenant agreement terms, policies, or operational requirements where reasonably necessary to preserve mission alignment, legal compliance, land stewardship clarity, nonprofit development, community protection, operational sustainability, safety, or long-term continuity of the Healing Arts Retreat Center & Community Village.

Any material Agreement update shall be provided to active Members in writing.

Where such updated terms are deemed necessary by GFI for continued stewardship, governance, land use, or operational alignment, continued occupancy, membership activation, land access, and community participation shall require Member compliance with the updated land stewardship terms.

Any active Member who no longer wishes to continue under required updated terms may voluntarily elect to withdraw, exit occupancy, relinquish community participation, or terminate membership under the rights, obligations, and exit procedures of the Member's then-current signed Agreement.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Continued occupancy, land access, stewardship participation, and active membership on the Property require acceptance of applicable Covenant-Based Sacred Land Stewardship terms then in effect.

Agreement updates shall be made only where reasonably necessary for mission-based stewardship, legal compliance, land protection, governance continuity, or long-term sustainability of the community.

10.8 Non-Refundability of Contributions

All Private Land Stewardship Contributions and community-related contributions are final, mission-governed, and remain allocated toward stewardship, preservation, infrastructure, development, operations, and long-term sustainability of the Healing Arts Retreat Center & Community Village.

Such contributions do not create guaranteed reimbursement rights except as expressly reviewed under this agreement.

ARTICLE XI

COMMUNITY COVENANT ALIGNMENT

11.1 Covenant Alignment Requirement

As a condition of application, activation, occupancy, stewardship participation, and continued active membership, all Members shall execute, uphold, and remain in alignment with the Community Covenant, this Agreement, and all applicable stewardship agreements, standards, land use requirements, operational procedures, and lawful governance updates adopted by Goddess Flow International ("GFI").

Member alignment shall remain a continuing requirement for Reserved stewardship rights, membership Activation, occupancy rights, land access, stewardship participation, and community privileges.

11.2 Breaking Covenant, Review, & Covenant Restoration

Breaking community covenant and/or sacred land stewardship agreement may result in review and covenant restoration measures upheld by GFI.

Covenant Restoration Measures may include:

- Written warning or corrective alignment requirements
- Suspension of land access, occupancy rights, stewardship participation, or community privileges
- Restriction of approved use rights or community governance participation

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- Revocation of Active Membership or residency privileges
 - Reassignment, removal, or termination pursuant to this Agreement
 - Termination of this Agreement under applicable default, enforcement, or removal provisions
-

11.3 Effect on Reimbursement & Member Rights

Covenant Restoration action, revocation, suspension, enforcement, default, or termination resulting from Member non-alignment, violation of the Community Covenant Agreements, failure to fulfill Stewardship Commitments, or failure to uphold the responsibilities outlined within this Agreement does not create automatic reimbursement rights, refund rights, transfer rights, or private financial claims.

All Stewardship Contributions, fees, administrative costs, sacred exchange contributions, and prior payments made under this Agreement remain governed by the non-refundable terms and reimbursement review provisions established within this Agreement for Members who remain in covenant alignment and meet all applicable review requirements.

If a Member initiates or files a claim, demand, dispute, or legal action seeking reimbursement, refund, or repayment contrary to the terms of this Agreement, the Member acknowledges that such action may result in the forfeiture of eligibility for any voluntary reimbursement review, consideration, restoration pathway, or discretionary reimbursement process offered by GFI, regardless of the Member's level of activation, participation, occupancy status, or Stewardship Pathway.

Any Reserved Stewardship Rights, residency rights, occupancy rights, stewardship participation rights, or community privileges may be suspended, restricted, reassigned, or dissolved by GFI pursuant to this Agreement and the established Sacred Land Stewardship Framework.

ARTICLE XII

PRIVATE LAND STEWARD PAYMENT PLAN TERMS, DEFAULT, & RESERVATION STATUS

12.1 Payment Plan Requirements

Any approved payment plan shall remain subject to this Agreement, timely payment obligations, active membership eligibility, and GFI stewardship agreement.

All payment plans must be completed in full prior to:

- Final Land Stewardship Activation
- Approved land access or private residency rights
- Private use of the assigned stewardship area

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- Issuance of the Member Certificate of Stewardship
- Full activation of residency, occupancy, and stewardship participation rights

Reserved stewardship selection and designation may occur prior to full payment, but such reservation remains subject to land stewardship contribution completion, initiation completion, active membership, covenant alignment, and final GFI approval.

12.2 Payment Plan Default

A payment plan shall be considered in default if payments are missed, discontinued, materially delayed, or otherwise not completed in accordance with the approved payment schedule, unless otherwise approved in writing by GFI.

12.3 GFI Rights Upon Default

In the event of default and no remediation or covenant restoration GFI may:

- Suspend, revoke, or deny pending membership activation, land access, residency rights, or stewardship participation rights
 - Cancel, release, or reassign the Reserved stewardship space for community planning or approved reassignment
 - Suspend or terminate pending membership privileges, approvals, or activation status
 - Uphold agreement due to applicable default for reassignment or termination procedures under this Agreement
-

12.4 Contributions, Reimbursement, & Non-Refundability

All Stewardship Contributions, payment plan contributions, administrative fees, infrastructure contributions, and community-related payments made under this Agreement remain final, mission-governed, and allocated toward stewardship, preservation, development, infrastructure, operations, and long-term sustainability of the Healing Arts Retreat Center & Community Village.

Default, discontinuation, or incomplete payments made under this Agreement remain governed by the non-refundable terms and reimbursement review provisions of this agreement for members remaining in covenant alignment.

12.5 Private Land Stewardship Contribution Completion Period

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Unless otherwise approved in writing by GFI, all required private land stewardship contribution payment plan obligations must be completed within twelve (12) months of the Effective Date.

Any default in completing the required payments within this period may result in:

- Automatic cancellation of the Reserved Stewardship Assignment
 - Release of the stewardship space for reassignment or community planning
 - Termination of pending Membership Activation
 - Loss of pending residency, land access, and stewardship activation rights
 - Enforcement under applicable default provisions of this Agreement
-

ARTICLE XIII

TERMINATION OF OCCUPANCY, MEMBERSHIP ACTIVATION, & COMMUNITY PARTICIPATION

13.1 Grounds for Suspension or Termination

Goddess Flow International ("GFI") reserves the right to suspend, restrict, revoke, or terminate a Member's residency rights, Lease Activation, stewardship participation, active membership, land access, or community privileges for material violation of this Agreement, the Community Covenant, community governing policies, safety requirements, land use restrictions, operational requirements, legal compliance, or conduct reasonably determined to be materially harmful to the well-being, mission, land stewardship, safety, continuity, operations, or integrity of the GFI Healing Arts Retreat Center & Community Village.

Such action may apply to Reserved Stewardship status, Land Lease rights, residency rights, community privileges, or active participation rights where applicable.

13.2 Membership Review & Covenant Restoration Process

Except in matters involving immediate safety, legal, environmental, health, security, land protection, or operational risk, the following process shall apply:

- Written notice of misalignment with covenant and land stewardship agreement shall be provided to the Member
- Member shall be granted thirty (30) days to remedy the matter and align with all written agreement, unless a shorter lawful timeframe is reasonably required
- Where deemed appropriate by GFI, the matter may be reviewed by the Community Board and Sacred Council of Elders for mediation, advisory review, restorative guidance, or recommended remedy
- Any Community Board or Sacred Council review shall remain advisory in nature and subject to final GFI review for covenant alignment

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- Failure to faithfully resolve and align with covenant agreements within the allotted timeframe may result in suspension, restriction, reassignment, transition, or termination under this Agreement
-

13.3 Immediate Protective Action

GFI may take immediate protective action, including suspension, restricted access, removal directives, revocation of occupancy, or termination without extended restoration period where reasonably necessary to address:

- Health or safety threats
 - Legal violations
 - Environmental harm
 - Security concerns
 - Violence, abuse, or materially harmful conduct
 - Unauthorized land use, structures, or occupancy
 - Significant disruption to community integrity, operations, or land protection
-

13.4 Effect of Termination

Upon lawful termination, suspension, or revocation:

- Occupancy rights, Residency Activation, stewardship participation, land access, community privileges, and active membership may terminate, be restricted, or revert to GFI where applicable
 - Reserved stewardship rights, pending activation rights, or leasehold-related approvals may be cancelled, suspended, or reassigned under this Agreement
-

13.5 Vacating Property & Removal of Personal Property

Unless otherwise approved in writing by GFI, a Member whose occupancy is lawfully dissolved shall vacate the Property and remove approved personal property, removable structures, and authorized non-permanent improvements within thirty (30) days.

Any permanent improvements, approved dwellings, or Member-owned structures shall remain subject to this agreement, reassignment procedures, continuity review, removal obligations, land restoration requirements, or other stewardship provisions of this Agreement.

13.6 Failure to Vacate or Non-Alignment

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

If a Member fails to vacate, remove approved property, comply with lawful directives, or otherwise remains in unauthorized occupancy beyond the required timeframe, GFI may pursue lawful removal, injunctive relief, enforcement remedies, recovery actions, or other rights available under applicable Arizona law.

Any non-aligned Member may be responsible for reasonable legal fees, restoration costs, damages, enforcement costs, or related expenses arising from such non-compliance, to the extent permitted by law.

ARTICLE XIV

DISPUTE RESOLUTION, MEDIATION, & GOVERNING LAW

14.1 Good-Faith Resolution Intent

The parties acknowledge that the GFI Healing Arts Retreat Center & Community Village is founded upon principles of sacred land stewardship, spiritually aligned practice, cooperation, mutual respect, accountability, and mission-aligned community participation.

It is the intent of GFI and all Members to address disputes, concerns, and conflicts in good faith through respectful communication, restorative efforts, internal review, and reasonable resolution procedures whenever practicable.

Members enter this Agreement with the understanding that community accountability, stewardship integrity, and good-faith dispute resolution support the long-term sustainability and orderly governance of the community.

14.2 Internal Community Resolution Process

In the event of any dispute, claim, disagreement, enforcement issue, or controversy arising under this Agreement, the Community Covenant, occupancy rights, stewardship participation, governance matters, land use, or related governing documents, the parties shall first attempt good-faith internal resolution.

Internal resolution may include:

- Written notice of dispute
- Good-faith direct communication
- Corrective review where applicable
- Internal mediation or restorative resolution processes administered by GFI
- Advisory mediation support from the Sacred Council of Elders and/or Community Board where deemed appropriate by GFI

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Any Community Board or Sacred Council participation shall remain advisory in nature and shall not override final GFI covenant alignment under this Agreement.

14.3 Outside Mediation, Arbitration & Legal Remedies

If a dispute remains unresolved following reasonable good-faith internal resolution efforts, the matter may proceed to outside professional mediation, arbitration, legal counsel, injunctive relief, or other lawful third-party remedies as permitted by this Agreement and applicable law.

Nothing in this Agreement shall prevent GFI or a Member from seeking immediate lawful relief where necessary for health, safety, legal compliance, land protection, property protection, security, or enforcement rights.

14.4 Arbitration & Governing Law

Where binding arbitration is required, permitted, or lawfully pursued, such arbitration shall be conducted in the State of Arizona, unless otherwise required by law.

14.5 Costs, Fees, & Enforcement

To the fullest extent permitted by law, mediation fees, arbitration costs, legal fees, enforcement expenses, damages, restoration costs, and related professional expenses may be allocated to the non-prevailing party, the breaching party, or otherwise determined by mediation, arbitration award, court order, or applicable law.

Nothing in this Article limits GFI's rights of enforcement, removal, protection of land stewardship, community safety, or remedies otherwise available under this Agreement or Arizona law.

ARTICLE XV

LIABILITY WAIVER, RESPONSIBILITY & ASSUMPTION OF RISK

15.1 Nature of Environment & Assumption of Risk

Member acknowledges that the GFI Healing Arts Retreat Center & Community Village is an off-grid, rural, nature-based, regenerative, and developing community environment involving inherent risks associated

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

with land stewardship, outdoor living, rural access, construction, shared-use systems, undeveloped terrain, wildlife, weather, limited infrastructure, and evolving community operations.

By entering into this Agreement and participating in community activities, occupancy, land access, stewardship participation, or use of the Property, the Member voluntarily assumes all ordinary and inherent risks reasonably associated with such participation.

15.2 Assumed Risks

Such risks may include, without limitation:

- Personal injury, illness, or accidental death
 - Falls, terrain-related hazards, or undeveloped land conditions
 - Fire, smoke, weather events, flooding, wind, drought, or natural disasters
 - Wildlife, insects, livestock, environmental hazards, or rural land conditions
 - Shared-use risks involving roads, easements, pathways, water systems, or common-use areas
 - Utility construction, service interruptions, off-grid infrastructure building, or developing systems
 - Construction activity, approved improvements, tools, equipment, or land development activity
 - Governmental actions, zoning issues, permitting delays, legal restrictions, or regulatory changes
 - Risks associated with community living, land stewardship, and rural participation
-

15.3 Member Responsibility

Member accepts full responsibility for their own conduct, safety, health, supervision, and lawful participation while on the Property.

Member is solely responsible for:

- Their own safety, actions, and well-being
 - All children, guests, invitees, animals, or third parties brought onto the Property by the Member
 - Personal property, vehicles, equipment, tools, utilities, or stored belongings
 - Approved dwellings, structures, improvements, or installations associated with their assigned Stewardship area where applicable
 - Compliance with safety, land use, occupancy, and governing requirements under this Agreement
-

15.4 Insurance, Compliance, & Protective Measures

Member remains solely responsible for maintaining any insurance, safety precautions, legal compliance, permits, inspections, and protective measures reasonably necessary for their occupancy, approved activities, personal property, structures, animals, or land use obligations where applicable.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

15.5 Limitation of Liability

To the fullest extent permitted by applicable law, GFI, its officers, directors, representatives, volunteers, contractors, approved governance bodies, collaborators, and authorized participants shall not be liable for injury, loss, damage, claims, expenses, or property loss arising from the Member's voluntary occupancy, participation, land use, stewardship activity, structures, guests, animals, or use of the Property.

15.6 Voluntary Participation

Member participation remains voluntary and subject to the risks, responsibilities, and obligations outlined in this Agreement.

ARTICLE XVI

FORCE MAJEURE, INTERRUPTION OF OPERATIONS, & UNFORESEEN EVENTS

16.1 Force Majeure Events

Goddess Flow International ("GFI") shall not be liable for delay, interruption, suspension, damage, inability to perform obligations, operational changes, or disruption of community activities resulting from events or conditions beyond GFI's reasonable control ("Force Majeure Events").

Force Majeure Events may include, without limitation:

- Fire, flood, earthquake, wildfire, severe weather, drought, wind events, or natural disasters
 - Environmental conditions, land instability, contamination, or ecological events
 - Acts of God or unavoidable natural occurrences
 - Government actions, zoning changes, permitting delays, regulatory restrictions, legal mandates, or land-use limitations
 - Utility interruptions, infrastructure failures, supply chain disruption, or off-grid system failures
 - Public health emergencies, pandemics, epidemics, or emergency declarations
 - Security threats, civil disturbances, labor shortages, transportation disruption, or other unforeseen events beyond reasonable control
 - Circumstances materially affecting land stewardship, occupancy, infrastructure, operations, or community continuity
-

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

16.2 Effect on GFI Obligations & Operations

During a Force Majeure Event, GFI may reasonably delay, suspend, modify, restrict, relocate, restructure, or temporarily interrupt community operations, occupancy access, land use activities, development timelines, infrastructure projects, governance procedures, or stewardship-related obligations as necessary for safety, legal compliance, land protection, mission continuity, or operational sustainability.

Such temporary action shall not constitute breach of this Agreement where reasonably caused by a Force Majeure Event.

16.3 Effect on Member Rights & Claims

A Force Majeure Event shall not create automatic liability against GFI for damages, interruption claims, relocation costs, reimbursement rights, refund rights, loss of expected use, business loss, or private financial recovery claims arising from delayed occupancy, restricted access, interrupted participation, land-use limitations, or temporary operational changes under this Agreement.

16.4 Mission Continuity & Stewardship Protection

GFI may take reasonable protective actions during a Force Majeure Event to preserve land stewardship, legal compliance, safety, infrastructure integrity, community protection, nonprofit development, or long-term mission continuity.

Nothing in this Article creates ownership rights, guaranteed occupancy continuity, or expanded Member claims beyond those expressly granted under this Agreement.

ARTICLE XVII

GOVERNING LAW & LEGAL ENFORCEMENT

17.1 Governing Law

This Agreement shall be governed by, interpreted, construed, and enforced in accordance with Divine Law, and when absolutely necessary, by the State of Arizona.

17.2 Jurisdiction & Legal Remedies

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Where outside legal enforcement, court action, arbitration enforcement, injunctive relief, or other lawful remedy becomes necessary, venue and jurisdiction shall remain in the State of Arizona, unless otherwise required by applicable law.

ARTICLE XVIII

ENTIRE AGREEMENT, DOCUMENT HIERARCHY, & AMENDMENTS

18.1 Entire Agreement

This Agreement, together with the Community Covenant, governing policies, approved exhibits, written amendments, referenced schedules, and any incorporated documents expressly identified herein, constitutes the complete and entire agreement between the parties regarding the subject matter of this Agreement.

This Agreement supersedes all prior or contemporaneous discussions, communications, negotiations, understandings, representations, marketing materials, oral statements, social media communications, or prior written agreements relating to membership rights, residency, stewardship participation, land lease access, governance, reimbursement, or community participation, unless expressly incorporated herein in writing.

18.2 Governing Document Hierarchy

In the event of conflict, inconsistency, misalignment, or ambiguity between governing documents, the following order of stewardship responsibility shall apply unless otherwise expressly stated in writing:

1. This Agreement
2. Written Amendments adopted by GFI
3. Community Covenant
4. Approved exhibits, schedules, and incorporated written documents

All governing documents remain subject to lawful interpretation, mission continuity, and the long-term stewardship responsibilities of the GFI Healing Arts Retreat Center & Community Village.

ARTICLE XIX

MEMBER ACKNOWLEDGMENT, INFORMED CONSENT, & COVENANT AGREEMENT

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

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19.1 Member Acknowledgment

By signing this Agreement, the Member acknowledges, affirms, understands, and voluntarily agrees that:

- Member has read, reviewed, and had the opportunity to fully understand this Agreement in its entirety
- Member understands the rights, responsibilities, obligations, limitations, and conditions contained herein
- Member voluntarily enters into this Agreement in good faith and with informed consent
- Member understands that this is a covenant-based land stewardship, land lease, residency, and community participation model and is not a deeded land purchase, private ownership arrangement, equity interest, or traditional investment transaction
- Member understands that Membership rights, residency rights, land access, stewardship participation, and community privileges remain conditional, limited, revocable, and mission-governed under this Agreement
- Member agrees to comply with this Agreement, the Community Covenant, governing policies, lawful updates, and applicable community standards established by GFI
- Member understands that continued participation, occupancy, and active membership remain subject to ongoing alignment, operational responsibilities, and GFI oversight
- Member understands the exit, reassignment, succession review, reimbursement review, default, and non-transferability provisions of this Agreement
- Member understands and voluntarily accepts the responsibilities, land-use obligations, and assumption of risk provisions under this Agreement
- Member acknowledges that no verbal statement, social media communication, informal discussion, spiritual guidance, marketing statement, or unofficial representation modifies this Agreement unless expressly approved in writing by GFI
- Member understands that failure to comply with this Agreement may result in suspension, reassignment, revocation, restriction, or termination of rights under this Agreement

19.2 Final Affirmation

By signing below, Member affirms that participation under this Agreement is voluntary, informed, mission-aligned, and accepted subject to all stewardship terms, responsibilities, limitations, and legal obligations contained herein.

GODDESS FLOW INTERNATIONAL INC.

Signed By: _____

Printed Name: **Deanna Mack, Authorized Signatory for Goddess Flow International Inc.**

Title: CEO & Founder

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Date: _____

MEMBER

Signed By: _____

Printed Name: _____

Date: _____