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., its authorized representative, Deanna Mack, Founder & CEO (hereinafter referred to as "GFI," "Stewarding Organization," or "Founder"), **Clouds of Eden, its authorized representative, Charles Chambers, Investor & CEO,**

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 Membership 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.

The parties acknowledge and agree that:

• The land is intended to be stewarded for spiritual ministry, regenerative, educational, 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 and **Clouds of Eden**
• 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.

ARTICLE I

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

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 held, stewarded, and governed by Goddess Flow International ("GFI") and Clouds of Eden, 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 fully deeded and conveyed, the GFI and **Clouds of Eden** 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 **and Clouds of Eden.**

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, **homesiteland** 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 and Responsibilities

Participation under this Agreement grants the Member contractual land lease rights and mission-governed use rights only, subject to this Agreement and the Community Covenant.

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 and **Clouds of Eden** for collective mission-aligned, educational, ecological, healing-centered, and community-serving purposes
- Member rights remain subject to active membership, covenant alignment, and GFI and **Clouds of Eden** approval where applicable
- **The Member agrees to uphold, honor, and abide by the Community Covenant, this Agreement, and all applicable community policies, standards, guidelines, and collectively established responsibilities, as amended or adopted through the Community Stewardship process.**
- **The Member agrees to contribute to the care, maintenance, preservation, and responsible use of the land and all shared community resources, facilities, infrastructure, and amenities, and to participate in the shared responsibilities necessary to support the wellbeing and sustainability of the community.**
- **All shared community resources and common expenses shall be considered shared community responsibilities and expenses, including, but not limited to, property taxes, land-related assessments, utilities, infrastructure development and maintenance, common-area upkeep, repairs, supplies, and other mutually applicable costs associated with the stewardship, operation, and preservation of the Property. Each Member agrees to contribute their applicable share of these expenses in accordance with the community's established allocation and contribution guidelines.**
- 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.

ARTICLE II

TERM OF LEASE

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

This Agreement establishes a contractual **99-year** land lease ("Lease Term") commencing on the Effective Date and continuing unless there is a transition, reassignment, succession, or otherwise terminated pursuant to this Agreement and the Community Covenant.

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 **homesite** area and approved shared community areas, in accordance with:

- This Agreement
- The Community Covenant

ARTICLE III

STEWARDSHIP 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 **activation**, a Member may receive a reserved **homesite** area within the Healing Arts Retreat Center or Community Village, subject to this Agreement, GFI **and Clouds of Eden** approval, and continued covenant alignment.

Reserved Stewardship Designation:

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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

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 Community Planning & Site Adjustments

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 **and Clouds of Eden** 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 & **Clouds of Eden** 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.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

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 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.

Community village Private Land Stewardship Contribution: $_____

GFI 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 **voluntary contributions** in 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, **administration**, 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

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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- Complete and sign Community Covenant and Covenant-Based Sacred Land Stewardship Agreement
- **Activate Membership pathway with agreed Stewardship Contribution**
- Complete the required Goddess Flow Immersion Initiation **within 8 weeks of arrival on the land** 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:

- **Fully remitted financial contribution is paid in full**
- Active membership with continued community alignment
- Submission of earthen building plan and Written approval by GFI **and Clouds of Eden.**
- 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 GFI **and Clouds of Eden** governing standards.

All permanent improvements, dwelling placement, infrastructure integration, and construction activities remain subject to GFI **and Clouds of Eden** 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 their approved immediate family members,** 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") **and Clouds of Eden.**

6.2 Prohibited Occupancy, Use & Transfer Activities

Without prior written approval by GFI **and Clouds of Eden**, the Member shall not:

- Sublease, rent, license, or commercially use the designated homesite 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

- Create private resale, succession, reassignment, or transfer arrangements outside approved GFI **and Clouds of Eden** procedures
- Use the Property in a manner inconsistent with mission-aligned land use, stewardship, safety, or community standards

---

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 **and Clouds of Eden** approval where applicable. All guests and visitors must honor and abide by all Community 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 **GFI and Clouds of Eden** of any upcoming guests or visitors prior to their arrival. 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:

- **Thirty (30) consecutive days; or**
- **Thirty (30) cumulative days within any twelve (12) month period,**

unless otherwise approved in writing by GFI **and Clouds of Eden.**

Members staying beyond 30 days are required to follow the membership activation pathway including background check, signing of community agreements, initiation, and orientation. Members may request approval for extended guest stays when aligned with the Community Covenant, 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.

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 homesite area, subject to the shared stewardship framework established by this Agreement and the 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 homesite area shall complete the Community's established membership and stewardship process, including:

- **Community Application and Background Screening**
- **Sign Community Covenant & Lease Agreements**
- **Goddess Flow Initiation & Community Orientation (additional administration fee applies)**

Where an additional adult joins an existing Steward's designated homesite 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.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Permanent Household Stewardship

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, homesite 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 **and Clouds of Eden.**

6.5 Stewardship Restrictions

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

- This Agreement
- The Community Covenant
- 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 **and Clouds of Eden** 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 Clouds of Eden** 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 **individual** 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”) **and Clouds of Eden**, together with advisory and community governance bodies established under this Agreement.

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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

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

Goddess Flow International and Clouds of Eden (Primary Owners & Land Stewards)

GFI **and Clouds of Eden** shall serve as the primary stewarding, governing, administrative, and mission-holding organizations 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 **and Clouds of Eden** unless lawfully restructured under a future mission-governed nonprofit, trust holding entity, or approved stewardship structure.

GFI **and Clouds of Eden** 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, community development, and mission-related activities shall remain subject to GFI **and Clouds of Eden** 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 **and Clouds of Eden** or community assets
- Land ownership claims

unless otherwise expressly established through separate written agreements approved by GFI **and Clouds of Eden.**

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Founder's Stewardship, Protected Leadership, & Generational Legacy

The Founders of Goddess Flow International and Clouds of Eden shall be permanently recognized as the originating visionaries and spiritual stewards of the founding mission, teachings, principles, and sacred purpose established through the land and ministry.

The governing structure shall include legally enforceable protections for the Founder's defined leadership authority, spiritual direction, and continued participation in safeguarding the founding vision.

No subsequent change in directors, officers, trustees, membership, administration, or organizational leadership shall, by itself, extinguish the Founder's expressly established rights or authority.

The ministry's foundational purpose, spiritual principles, and land stewardship commitments shall be protected through defined governance procedures and heightened approval requirements for fundamental changes.

The Founder may identify and recommend future spiritual stewards and generational successors who demonstrate genuine alignment with the founding mission, integrity, service, and commitment to the principles of stewardship.

Such succession shall be guided by documented qualifications, appropriate accountability, and legally compliant procedures. It shall not constitute an inheritance of charitable assets or override the fiduciary obligations of the organization.

The enduring intention is to preserve the founding vision across generations while ensuring that the land, ministry, and resources remain dedicated to their established purposes and service to humanity.

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 **and Clouds of Eden** oversight.

Composition

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

Appointment shall not be based on age alone.

Responsibilities

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

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 **and Clouds of Eden** 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 **and Clouds of Eden.**

Community Board (Community Oversight & Operational Support)

The Community Board shall serve as the supporting 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 **and Clouds of Eden.**

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 **and Clouds of Eden.**
- 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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

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

Stewardship Continuity & Successor Structure

GFI **and Clouds of Eden** 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 **and Clouds of Eden** 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 **and Clouds of Eden in relation to the** Healing Arts Retreat Center & Community Village shall be selected from among the GFI **and Clouds of Eden** approved members serving within the Sacred Council of Elders or another successor aligned at the time of succession. The successor shall be chosen based on demonstrated alignment with the GFI **and Clouds of Eden** mission, Community Covenant, 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

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 **and Clouds of Eden** 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 **and Clouds of Eden** 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 Clouds of Eden** and Article XI where applicable.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

ARTICLE XIII

MEMBER IMPROVEMENTS & STRUCTURE RESPONSIBILITY

All structures, improvements, utilities, and personal property placed upon the designated leasehold homesite 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 **and Clouds of Eden.**

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

ARTICLE IX

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”) **and Clouds of Eden.**

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

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 **and Clouds of Eden.**

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 or succession review shall be permitted per original Member Sacred Land Contribution and associated assigned private stewardship space under this Agreement, where applicable. **Succession does not apply to sacred exchange membership.**

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 **and Clouds of Eden** under separate governing authority.

All transfer, reassignment, succession, and continuity review rights remain subject to prior written approval by GFI **and Clouds of Eden.**

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 **and Clouds of Eden** 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 **homesite** use rights shall terminate and revert to GFI **and Clouds of Eden.**

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, & APPROVED RESALE 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 Clouds of Eden** and stewardship frameworks written within this 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 **and Clouds of Eden.**

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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Subject to GFI **and Clouds of Eden** approval and governing procedures, approved pathways may include:

- Community-facilitated reassignment of the Reserved Homesite 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 **and Clouds of Eden**

10.4 Non-Refundability of Monetary Contributions

All monetary contributions, Stewardship Contributions, membership contributions, administrative contributions, and other payments made to GFI and Clouds of Eden under this Agreement are strictly non-refundable once paid.

The Member expressly acknowledges and agrees that:

- **All monetary contributions are non-refundable, regardless of the Member's decision to withdraw, discontinue participation, relocate, terminate membership, or otherwise exit the community.**
- **No refund, reimbursement, repayment, or return of previously paid contributions shall be owed or guaranteed by GFI or Clouds of Eden.**
- **Non-refundable contributions remain dedicated to the mission, land stewardship, development, administration, shared resources, and exempt or community-serving purposes of the project.**
- **The Member's only potential financial recovery upon voluntary exit or termination shall be through an approved resale and transfer of their existing membership and associated contractual stewardship rights, as expressly provided under Section 10.5.**
- **Neither membership participation nor monetary contributions constitute ownership of the Property, equity in the land, an investment security, or a guaranteed financial return.**

10.5 Membership Rights Transfer & Approved Resale Procedures

A Member in good standing may request to voluntarily transfer and sell their existing membership and associated contractual land stewardship, leasehold, and designated land-use rights to another qualified individual, subject to the prior written approval of both GFI and Clouds of Eden.

Memberships must be paid in full to be considered for transfer or resale by members with approval of GFI and Clouds of Eden.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Any approved resale shall be governed by the following conditions:

A. Approval of Incoming Member

- **The proposed incoming Member must complete the applicable GFI membership application, screening, onboarding, and approval process.**
- **The proposed incoming Member must demonstrate alignment with the Community Covenant, the mission, community standards, and applicable stewardship responsibilities.**
- **The proposed incoming Member must agree in writing to assume and uphold all applicable terms, conditions, obligations, and responsibilities established under this Agreement and the Community Covenant.**
- **Both GFI and Clouds of Eden must provide written approval of the proposed incoming Member and the membership transfer before the resale and reassignment may be finalized.**
- **GFI and Clouds of Eden retain authority to decline a proposed transfer when the incoming individual does not meet membership eligibility, covenant alignment, stewardship, or other applicable community requirements.**

B. Resale Consideration & Distribution

Upon successful approval and completion of an authorized membership resale and transfer, the total resale amount actually received from the incoming Member shall be distributed as follows:

- **Seventy-five percent (75%) to the existing Member as the approved resale proceeds.**
- **Twenty-five percent (25%) retained collectively by GFI and Clouds of Eden in recognition of their governing, administrative, stewardship, land-holding, membership, and community development responsibilities.**

The twenty-five percent (25%) retained by GFI and Clouds of Eden shall be collectively allocated between the two entities in accordance with their separate governing or administrative arrangements.

For clarity, if an existing Member successfully resells their membership and associated contractual stewardship rights for $4,444.00:

- **Exiting Member receives: $3,333.00 (75%).**
- **GFI and Clouds of Eden collectively retain: $1,111.00 (25%).**

The exiting Member shall have no claim to the portion retained by GFI and Clouds of Eden.

C. Transfer of Contractual Rights & Responsibilities

An approved resale shall constitute a transfer of the exiting Member's existing contractual membership and associated stewardship rights only. It shall not constitute a sale, conveyance, or transfer of ownership of any portion of the Property.

Upon completion of the approved transfer:

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- **The incoming Member assumes the applicable membership, leasehold, land-use, stewardship, and covenant rights and responsibilities associated with the designated Reserved Homesite space.**
- **The incoming Member becomes subject to this Agreement, the Community Covenant, and all applicable GFI and Clouds of Eden governing requirements.**
- **The exiting Member relinquishes their membership and all associated contractual stewardship, occupancy, leasehold, and land-use rights.**
- **The exiting Member shall have no further claim to the designated Reserved Stewardship space, shared community resources, or future membership privileges associated with the transferred rights.**
- **Any outstanding obligations, unpaid shared expenses, damages, or other responsibilities of the exiting Member must be resolved or expressly addressed in writing as part of the approved and prior to transfer.**

D. Completion & Effective Transfer

A membership resale and transfer shall not be considered complete or effective until:

1. **Both GFI and Clouds of Eden have provided written approval of the incoming Member and proposed resale.**
2. **The incoming Member has completed the required membership acceptance, covenant agreement, and contractual assumption documents.**
3. **All applicable transfer documentation has been executed by the necessary parties.**
4. **The agreed resale consideration has been received and the applicable 75% / 25% distribution has been completed.**
5. **GFI and Clouds of Eden have formally recognized the incoming Member and reassignment of the applicable Reserved Stewardship space.**

Until all applicable requirements have been satisfied, the existing Member remains responsible for their membership obligations under this Agreement.

E. No Guaranteed Resale or Financial Recovery

GFI and Clouds of Eden do not guarantee that an exiting Member will locate a qualified purchaser, obtain approval for a proposed incoming Member, successfully complete a resale, or recover any portion of their original monetary contributions.

The Member acknowledges that any resale opportunity is conditional upon an eligible incoming Member, mutual written approval, and successful completion of the transfer procedures established herein.

If an approved resale cannot be completed, all previously paid monetary contributions remain non-refundable, and no reimbursement, repayment, or financial recovery shall be owed by GFI or Clouds of Eden.

F. Chargeback Authorization & Financial Responsibility

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

By signing this Agreement, the Member expressly acknowledges and agrees that, in the event they initiate or pursue a chargeback, payment reversal, or payment dispute involving any monetary contribution or payment made under this Agreement that are expressly written as non-refundable contributions, they shall be responsible for the full amount of the disputed charge, an additional $111.00 chargeback administrative fee, and any associated chargeback processing fees, penalties, or costs incurred by GFI and/or Clouds of Eden.

The Member expressly authorizes GFI and/or its designated payment processor, to charge the payment method on file for the disputed amount, the $111.00 administrative fee, and any applicable associated fees and costs. These amounts shall be applied toward restoring the Member's account balance and addressing the financial costs resulting from the chargeback.

This authorization constitutes the Member's acknowledgment and agreement to these financial responsibilities upon execution of this Agreement.

10.6 Voluntary Exit Without Approved Resale

A Member may voluntarily withdraw from membership and relinquish their associated contractual stewardship and land-use rights by providing written notice to GFI and Clouds of Eden in accordance with the applicable exit procedures.

If the Member chooses to exit without pursuing an approved resale, or if an approved resale cannot be completed:

- **All monetary contributions previously paid shall remain non-refundable.**
- **No reimbursement, repayment, or return of contributions shall be available.**
- **The Member shall relinquish their membership and associated contractual stewardship, occupancy, leasehold, and land-use rights upon completion of the applicable exit process.**
- **GFI and Clouds of Eden shall retain authority to reassign the applicable Reserved Stewardship and homesite space to another approved Member.**
- **The exiting Member shall remain responsible for any outstanding obligations incurred before the effective date of their exit, unless otherwise resolved in writing.**

Voluntary withdrawal, membership termination, reassignment, or succession shall not create any ownership, equity, inheritance, reimbursement, or financial claim against GFI, Clouds of Eden, or the Property.

10.7 Succession & Exceptional Transfers

Any proposed succession, transfer due to incapacity, or transfer following the death of a Member shall remain subject to the governing provisions of this Agreement, the Community Covenant, applicable membership eligibility requirements, and the prior written approval of GFI and Clouds of Eden.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

No membership or associated contractual stewardship rights shall automatically transfer through inheritance, beneficiary designation, marriage, family relationship, or other private arrangement without the required written approval.

GFI and Clouds of Eden shall retain authority to review succession requests and determine an appropriate pathway that protects the long-term stewardship, covenant alignment, and mission of the community

---

10.8 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 **or trust** 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.

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.

10.9 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.

ARTICLE XI

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

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 and lease agreement may result in review and covenant restoration measures upheld by GFI **and Clouds of Eden.**

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

---

11.3 Effect on Member Transfer and Sell 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 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 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 transfer and/or sell rights to review, consideration,

restoration pathway, or discretionary reimbursement process offered by GFI **and Clouds of Eden** regardless of the Member's level of activation, participation, occupancy status, or Stewardship Pathway.

Any Reserved Membership Rights, residency rights, occupancy rights, stewardship participation rights, or community privileges may be suspended, restricted, reassigned, or dissolved by GFI **and Clouds of Eden** 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 covenant-based land stewardship and lease** agreement.

All payment plans must be completed in full prior to:

- Final Land Stewardship Activation
- Approved land access or private residency rights for permanent dwellings
- Rights to transfer and sell
- Official 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 **and Clouds of Eden** 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 **and Clouds of Eden.**

12.3 GFI and Clouds of Eden Rights Upon Default

In the event of default and no remediation or covenant restoration GFI **and Clouds of Eden** 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 **non-refundable,** 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 of this agreement. **Memberships must be paid in full to be considered for transfer or sell by member with approval of GFI and Clouds of Eden.**

12.5 Private Land Stewardship Contribution Completion Period

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 membership, homesite residency, land access, and stewardship activation rights
- Loss of any rights to transfer or resale
- 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 HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Goddess Flow International ("GFI") **and Clouds of Eden** 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 Membership 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 **and Clouds of Eden**, 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 **and Clouds of Eden** review for covenant alignment
- 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 **and Clouds of Eden** 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, all membership rights, and active membership may terminate, be restricted, or revert to GFI **and Clouds of Eden** 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 **and Clouds of Eden**, 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

If a Member fails to vacate, remove approved property, comply with lawful directives, or otherwise remains in unauthorized occupancy beyond the required timeframe, GFI **and Clouds of Eden** 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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

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 Clouds of Eden** 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 **and Clouds of Eden**
- Advisory mediation support from the Sacred Council of Elders and/or Community Board where deemed appropriate by GFI **and Clouds of Eden**

Any Community Board or Sacred Council participation shall remain advisory in nature and shall not override final GFI **and Clouds of Eden** 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 **and Clouds of Eden** 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 **and Clouds of Eden'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 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 **homesite** 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.

15.5 Limitation of Liability

To the fullest extent permitted by applicable law, GFI **and Clouds of Eden**, 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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

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") **and Clouds of Eden** 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 **and Clouds of Eden'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

---

16.2 Effect on GFI Obligations & Operations

During a Force Majeure Event, GFI **and Clouds of Eden** 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 **and Clouds of Eden** 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 **and Clouds of Eden** 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

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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE 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. Community Covenant
3. Written Amendments adopted by GFI **and Clouds of Eden**
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

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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

- 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 **and Clouds of Eden**
- Member understands that continued participation, occupancy, and active membership remain subject to ongoing alignment, operational responsibilities, and GFI **and Clouds of Eden** oversight
- Member understands the exit, reassignment, succession review, transfer and resale 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 **and Clouds of Eden**
- 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

Date: _____

Clouds of Eden

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LEASE AGREEMENT

Signed By: _____
Printed Name: **Charles Chambers, Authorized Signatory for Clouds of Eden**
Title: CEO & Founder

Date: _____

MEMBER

Signed By: _____

Printed Name: _____

Date: _____