

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE
COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

PREAMBLE

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

Goddess Flow International Inc., a mission-driven organization organized under applicable state law, acting through its authorized representative, **Deanna Mack, Founder & CEO** (hereinafter referred to as “GFI,” “Stewarding Organization,” or “Land Steward”),

AND

_____, an approved participant of the Healing Arts Collective (hereinafter referred to as “Member,” “Community Member,” or “Stewardship Participant”).

PURPOSE OF AGREEMENT

This Agreement establishes the terms and conditions under which the Member may participate in the covenant-based stewardship model of the Goddess Flow International Healing Arts Retreat Center & Community Village through a long-term land lease and community participation 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, 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

PROPERTY DESCRIPTION, STEWARDSHIP PURPOSE & NATURE OF MEMBER RIGHTS

1.1 Property Description

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

The land subject to this Agreement (“Property”) consists of approximately **twenty (20) acres** intended to be held, stewarded, and governed by Goddess Flow International (“GFI”) 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 approximately twenty (20) acre community stewardship area is intended to be subdivided and legally separated from the larger parent parcel within an anticipated **one (1) to twelve (12) month period**, subject to county approvals, surveying, legal processing, land use requirements, and administrative timelines.

Upon legal subdivision and recording, the GFI-held Property may receive its own separate parcel number, legal description, and address designation. Any such update shall not alter the covenant-based, mission-governed nature of this Agreement or the Member rights established herein.

This Agreement applies only to the designated GFI-held Property, related common areas, access easements, approved infrastructure areas, and future community-designated improvements associated with the Healing Arts Retreat Center & Community Village.

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 education, wellness, and community-centered practice
- 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 governed under a covenant-based stewardship and mission-aligned operational structure established by GFI.

1.3 Nature of Member Rights

Participation under this Agreement grants the Member **contractual long-term leasehold, approved occupancy, stewardship participation, and mission-governed use rights only**, subject to this

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

Agreement, the Community Covenant, governing policies, operational requirements, and continued good standing.

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, governed, and stewarded by GFI for collective mission-aligned, educational, ecological, healing-centered, and community-serving purposes
- Member rights remain subject to active membership, covenant compliance, stewardship standards, governance procedures, land use policies, community capacity, and GFI approval where applicable
- Occupancy, leasehold, stewardship, and use rights may be suspended, reassigned, reviewed, or terminated pursuant to this Agreement, including default, exit, reassignment, succession, and reimbursement provisions where applicable

This Agreement is intended to support a long-term land stewardship, leasehold, and community trust structure aligned with present and future nonprofit, educational, ecological, healing-centered, and community-serving purposes.

The term **Community Trust Structure** as used in this Agreement refers to GFI's mission-aligned stewardship, governance, and shared-use framework established for the long-term protection, sustainability, and collective use of the Property. The land shall remain preserved under GFI governance for mission-centered, educational, ecological, healing-centered, and community-serving purposes, with collective stewardship and no Member ownership rights. This term does not create a legal trust, private ownership rights, financial trust interests, equity claims, or unrestricted legal rights by Members, but is intended to support future nonprofit, land stewardship, or mission-governed holding structures if established by GFI.

ARTICLE II

TERM OF LEASE

This Agreement establishes a **contractual long-term leasehold and occupancy term** ("Lease Term") commencing on the Effective Date and continuing unless suspended, reassigned, terminated, or otherwise governed pursuant to this Agreement, the Community Covenant, or applicable governing policies of Goddess Flow International ("GFI").

During the Lease Term, and subject to active membership, continued good standing, community capacity, and ongoing compliance with governing requirements, the Member may receive approved occupancy,

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

leasehold use, and stewardship participation rights for the designated leasehold parcel and approved shared community areas, in accordance with:

- This Agreement
- The Community Covenant and governing policies
- Applicable land use standards, stewardship requirements, and community operational procedures
- GFI mission alignment, safety standards, and community sustainability requirements

The designated leasehold parcel remains mission-governed under GFI stewardship and community planning authority. Shared common areas, access easements, infrastructure areas, and community-designated spaces remain subject to collective use, operational needs, and GFI oversight.

This Agreement grants **contractual leasehold, approved occupancy, stewardship participation, and mission-governed use rights only**, and does not convey fee simple ownership, deeded land rights, equity interest, inheritance rights, unrestricted possession, or unrestricted real property rights.

The Lease Term and all Member rights remain subject to suspension, review, reassignment, default, exit, succession, reimbursement provisions where applicable, and termination under this Agreement.

ARTICLE III

LEASEHOLD PARCEL RESERVATION, DESIGNATION & COMMUNITY PLANNING

3.1 Parcel Reservation & Selection

Upon acceptance into membership and entry into an approved payment plan or full contribution pathway, a Member may receive an approved **reserved and selected leasehold parcel designation** within the Healing Arts Retreat Center & Community Village, subject to this Agreement, GFI approval, and continued good standing.

If reserved, parcel information may be identified as follows:

- **Lot Number / ID:** _____
- **Approximate Parcel Size:** _____
- **Coordinates / Reference Area:** SEE EXHIBIT C

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

Parcel reservation and selection establish a **designated future leasehold parcel held for the Member under approved community planning**, but do not create immediate occupancy activation, unrestricted land access, deeded ownership, fee simple title, equity rights, inheritance rights, or unrestricted transfer rights.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

3.2 Full Payment & Leasehold Activation

Upon full completion of the required land stewardship contribution, active membership approval, and continued good standing, the Member may receive **approved occupancy activation, leasehold access, stewardship participation, and mission-governed use rights** for the reserved parcel and approved community areas.

Until full payment and activation requirements are satisfied, parcel reservation remains held under GFI governance and community planning authority.

3.3 Community Planning & Site Adjustments

All Members acknowledge and agree that parcel 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 authority

Reserved parcel 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 & PAYMENT TERMS

4.1 Stewardship Contribution

Member agrees to provide a **land stewardship contribution** in support of the stewardship, preservation, infrastructure, development, administration, and ongoing mission-governed operation of the Healing Arts Retreat Center & Community Village.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

Total Stewardship Contribution: \$ _____

4.2 Payment Terms

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

Payment may be made through an approved **paid-in-full or authorized payment plan pathway**, subject to this Agreement and GFI approval.

All payment obligations shall remain subject to timely fulfillment, covenant compliance, active membership status, and governing policies established by GFI.

4.3 Reservation, Activation & Full Payment

Upon approved membership acceptance and entry into a paid-in-full or authorized payment plan, a Member may receive **reserved parcel selection and planning designation**, subject to this Agreement, GFI approval, and continued good standing.

Full completion of the required stewardship contribution is required prior to:

- Final activation of long-term leasehold and occupancy rights
- Full land access and approved parcel use rights
- Issuance of Member Certificate of Stewardship
- Full stewardship activation under this Agreement

Parcel reservation or selection prior to full payment does not create immediate possession, deeded rights, ownership, equity interest, inheritance rights, vested land claims, or unrestricted transfer rights.

4.4 Stewardship Allocation of Contributions

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

Such contributions are mission-governed in nature and do not create ownership rights, financial interests, private asset claims, or guaranteed financial return.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

Refund, reassignment, reimbursement review, withdrawal, default, and termination rights, if applicable, shall remain governed solely by this Agreement, including Article XI.

ARTICLE V

ACCESS, OCCUPANCY & IMPROVEMENT RIGHTS

5.1 Full Payment, Initiation & Leasehold Activation

Access to the Property, reserved leasehold parcel, approved community areas, occupancy activation, and stewardship participation rights shall be granted only upon:

- Full completion of the required stewardship contribution
- Completion of the required initiation program
- Final leasehold activation by GFI
- Active membership approval
- Continued good standing
- Compliance with this Agreement, the Community Covenant, and governing policies

Until full payment, initiation completion, and final activation are satisfied, any reserved parcel shall remain held under GFI governance, community planning authority, and stewardship oversight.

Reservation, selection, payment plan participation, or partial fulfillment of requirements does not create land access, occupancy rights, possession rights, deeded ownership, equity interest, vested land claims, inheritance rights, or unrestricted transfer rights.

5.2 Approved Occupancy & Use Rights

Upon full payment, successful completion of initiation, final leasehold activation, and continued good standing, the Member may receive approved rights to:

- Occupy and utilize the designated leasehold parcel
- Access approved community areas and shared-use spaces
- Participate in stewardship, regenerative land use, and mission-aligned community development
- Use the Property in accordance with approved land use, safety, and operational standards

All occupancy, access, and use remain mission-governed and subject to GFI oversight, community capacity, land use restrictions, and collective operational needs.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

5.3 Temporary & Non-Permanent Improvements

Following full payment, initiation completion, final leasehold activation, and written approval by GFI, Members may place approved temporary or removable structures, where permitted, including:

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

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

5.4 Permanent Improvements & Construction Rights

Construction of approved permanent residential, structural, or long-term improvements, including **earthen dwellings, regenerative housing structures, and other mission-aligned sustainable building forms**, may begin only after:

- Full completion of the required stewardship contribution
- Successful completion of the required initiation program
- Final leasehold activation
- Active membership and continued good standing
- 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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

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 parcel
 - Permit long-term occupancy or residency by non-approved individuals
 - Invite additional residents to establish residence on the parcel
 - Transfer occupancy, leasehold, stewardship, or use rights to any third party
 - 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
-

6.3 Guest Stays & Long-Term Occupancy

Short-term guests may be permitted in accordance with community policies, operational capacity, and GFI approval where applicable.

For purposes of this Agreement, “**Long-Term Occupancy**” shall mean residency, 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.

Long-term occupancy, co-residency, or recurring residency by non-approved individuals may require separate review, approval, initiation, membership eligibility, or governing compliance.

6.4 Governing Restrictions

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

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

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

Violation of this Article may result in review, suspension, termination, reassignment, or enforcement under this Agreement, including Article XI where applicable.

ARTICLE VII

COMMUNITY STEWARDSHIP, LAND TITLE & GOVERNANCE AUTHORITY

7.1 GFI Stewardship & Governance Authority

The Property shall be held, governed, managed, protected, and stewarded by **Goddess Flow International (“GFI”)** under its established stewardship, governance, and shared-use framework for the long-term protection, continuity, and collective use of the Healing Arts Retreat Center & Community Village.

GFI retains primary authority over land stewardship, legal oversight, land use, occupancy systems, infrastructure planning, operations, and enforcement under this Agreement.

Any community governance participation, advisory oversight, successor governance structures, or delegated governance bodies, if established, shall remain subject to GFI oversight and shall be further defined under **Article XVI** and applicable governing documents.

7.2 Legal Title & Future Holding Structure

Legal title to the Property shall remain solely held by GFI unless lawfully transferred, restructured, or placed under a future affiliated nonprofit entity, approved land stewardship entity, or mission-governed holding structure established by GFI for legal compliance, long-term protection, and stewardship continuity.

Any future transfer of legal title, holding structure, or governance entity shall not create ownership, equity, financial rights, or private land claims for Members unless expressly established in separate written governing documents.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

7.3 Community Trust & Shared-Use Framework

The Property shall operate under a **Community Trust Structure**, meaning GFI's stewardship, governance, and shared-use framework established for collective land protection, stewardship, and long-term community sustainability.

Under this framework:

- Land remains preserved under GFI governance for educational, ecological, healing-centered, community-serving, and mission-based purposes
- Shared common areas, roads, easements, infrastructure, and community-designated spaces remain collective-use and subject to GFI oversight
- Stewardship, occupancy, and land use remain subject to governing policies, community standards, and operational needs
- No Member receives private land ownership, title rights, unrestricted transfer rights, or private land claims

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

7.4 Nature of Member Rights

Member acknowledges and agrees that this Agreement grants only:

- Contractual long-term leasehold rights
- Approved occupancy rights
- Stewardship participation rights
- Approved residency and use rights

No Member receives:

- Fee simple ownership
- Deeded land rights
- Equity or financial interest
- Inheritance rights
- Beneficial ownership rights
- Private asset claims
- Speculative investment rights
- Unrestricted transfer or resale rights

All Member rights remain subject to active membership, good standing, covenant compliance, governing policies, community capacity, and GFI approval where applicable.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

7.5 Personal Structures & Improvement Ownership Limits

Members may construct, maintain, or own approved personal dwellings, earthen structures, regenerative housing, or other authorized improvements on their designated Leasehold Parcel, 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 authority, stewardship standards, governing policies, and community development requirements.

Any sale, transfer, reassignment, succession request, conveyance, 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 VIII

BUILDING & DEVELOPMENT STANDARDS

8.1 General Development Standards

All structures, improvements, site preparation, and land development within the Healing Arts Retreat Center & Community Village shall be designed, constructed, placed, and maintained in a manner consistent with ecological stewardship, land protection, safety, infrastructure integrity, and approved community development standards.

All building, land use, and development activities remain subject to GFI planning authority, this Agreement, governing policies, and applicable law.

8.2 Construction & Improvement Requirements

Any approved construction, improvements, or major site development must:

- Be reasonably consistent with sustainable, regenerative, and environmentally responsible building practices where feasible

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

- Maintain harmony with the natural landscape, infrastructure planning, drainage, safety, and approved community layout
 - Comply with the Community Covenant, approved building guidelines, zoning, environmental requirements, and applicable laws and regulations
 - Receive prior written approval from GFI before permanent construction, structural development, utility installation, excavation, or major site alteration
 - Remain compatible with stewardship, infrastructure, shared-use, and operational standards of the community
-

8.3 Approved Building Methods

Approved building methods may include **earthen dwellings, regenerative housing, ecological structures, low-impact construction systems, off-grid building methods, and other sustainable or mission-compatible development forms**, subject to written GFI approval and legal compliance.

Temporary structures, non-permanent improvements, and permanent dwellings shall remain subject to the placement, occupancy, activation, and construction requirements of this Agreement, including Article V where applicable.

8.4 Ongoing Compliance

All structures, improvements, maintenance obligations, and development activities remain subject to ongoing review for safety, stewardship, environmental integrity, land use compatibility, and community standards.

GFI may require correction, modification, suspension, or removal of unauthorized, unsafe, non-compliant, or materially disruptive structures or improvements in accordance with this Agreement and governing policies.

ARTICLE IX

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:

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

- 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 the parcel 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 X

SUCCESSION REVIEW & CONTINUITY RIGHTS

10.1 Succession Review Consideration

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

A Succession Review Request does not create automatic inheritance rights, transfer rights, ownership rights, leasehold rights, or private land claims.

10.2 Successor Eligibility & Review Requirements

Any proposed successor, continuity applicant, reassignment request, or occupancy 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 required of the original Member
- Complete initiation and all onboarding requirements then in effect
- Execute all required agreements, governing documents, and community policies
- Meet active membership, good standing, eligibility, and community alignment standards
- Comply with land use, stewardship, and operational requirements

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

- Remit the applicable **Stewardship Activation & Administrative Fee equal to twenty-five percent (25%) of the applicable lot stewardship contribution level** associated with the assigned Leasehold Parcel, as required for activation into active membership

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

10.3 Limits on Successor Rights

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, this Agreement, Article XI, and governing policies.

10.4 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 XI

EXIT, REASSIGNMENT, SUCCESSION & REIMBURSEMENT PROCEDURES

11.1 No Independent Sale, Assignment, or Transfer

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

Member may not independently sell, assign, sublease, transfer, convey, or create any private resale, transfer chain, or third-party claim relating to Reserved Parcel rights, Leasehold Parcel 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 governing procedures.

11.2 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 ownership recovery, transfer rights, reimbursement rights, repayment rights, or private financial claims except as expressly governed by this Article.

11.3 Approved Reassignment & Successor Activation

Any approved reassignment, continuity request, or successor activation shall require that the proposed successor Member:

- Complete the full application, screening, interview, initiation, and onboarding process required of the original Member
- Execute all governing agreements, covenants, and policies then in effect
- Meet eligibility, safety, good standing, and community alignment requirements
- Remit the applicable **Stewardship Activation & Administrative Fee equal to twenty-five percent (25%) of the applicable lot stewardship contribution level** associated with the assigned Leasehold Parcel
- Receive final written approval from GFI

No successor or reassignment creates automatic activation, occupancy, leasehold, or transfer rights.

11.4 One-Time Transfer, Reassignment & Succession Review Limitation

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 and associated Leasehold Parcel under this Agreement, where applicable.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

Any approved successor, reassignment, or continuity activation shall become subject to a new governing Agreement, 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.

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

11.5 Approved Exit Pathways

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

- Community-facilitated reassignment of the Reserved Parcel or Leasehold Parcel
- Transfer of approved Member-owned structures or improvements to an approved successor Member
- Approved succession review under Article X
- Voluntary relinquishment of occupancy, leasehold, stewardship participation, and community rights back to GFI

No pathway creates private ownership, unrestricted transfer rights, or vested financial claims.

11.6 Reassignment-Based Reimbursement Review

Reimbursement review, if applicable, shall occur only under this Agreement and only after an **approved reassignment of the applicable Reserved Parcel or Leasehold Parcel** is completed.

Reimbursement review shall remain subject to:

- Approved reassignment completion
- Payment threshold requirements
- Member eligibility and good standing
- Applicable administrative deductions
- Written GFI approval under this Agreement
- Full compliance with exit procedures

No reimbursement review shall occur prior to approved reassignment.

11.7 Pre-Activation Withdrawal Reimbursement Review

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

For purposes of this Agreement, **Pre-Activation Withdrawal** means a Member who voluntarily withdraws prior to final Leasehold Activation and who has **not received approved private occupancy, private use rights, possession, or activated land access to the assigned Reserved Parcel or designated Leasehold Parcel.**

A Member in Pre-Activation status may be eligible for reimbursement review only after approved reassignment of the applicable Reserved Parcel 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 Parcel**
- 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 Parcel selection, payment plan participation, application status, onboarding progress, or partial fulfillment of requirements do not create private occupancy, possession, land access, leasehold activation, ownership, or guaranteed reimbursement rights.

11.8 Active Occupancy Reimbursement Review

For purposes of this Agreement, **Active Occupancy** means a fully activated Member who has completed Leasehold Activation, fulfilled the total required Stewardship Contribution, and has been granted approved land access, and has accessed the land, private occupancy rights, possession of their assigned lot, or private use of the assigned Leasehold Parcel.

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 & LONG-TERM LAND LEASE AGREEMENT

- **First Year of Occupancy:** GFI shall retain fifty percent (50%) of the total agreed Stewardship Contribution associated with the applicable Leasehold Parcel; 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 Leasehold Parcel; 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, structure condition (if applicable), governing compliance, active good standing at 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.

11.9 Agreement Updates, Required Compliance & Member Election Rights

GFI may update, amend, or revise governing Agreement terms, policies, or operational requirements where reasonably necessary to preserve mission alignment, legal compliance, land stewardship, 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, leasehold activation, land access, and community participation shall require Member compliance with the updated governing 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, including Article XI where applicable.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

Continued occupancy, land access, stewardship participation, and active membership on the Property require acceptance of applicable governing terms then in effect as lawfully implemented by GFI.

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.

No future Agreement update shall automatically create retroactive ownership, reimbursement, transfer, financial rights, or modified Member claims unless expressly stated in writing by GFI.

11.10 Non-Refundability of Contributions

All Stewardship Contributions, payment plan contributions, administrative fees, infrastructure 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 ownership, equity, private asset claims, or guaranteed reimbursement rights except as expressly reviewed under this Article.

11.11 If No Approved Reassignment or Successor Exists

If no approved reassignment, succession, or continuity activation is completed, the Member's Reserved Parcel rights, Leasehold rights, occupancy rights, stewardship participation rights, and community rights shall terminate, revert to GFI, or otherwise be governed under the default, removal, and termination provisions of this Agreement.

ARTICLE XII

COMMUNITY COVENANT COMPLIANCE

12.1 Covenant Compliance Requirement

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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

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

12.2 Violations, Review & Corrective Action

Failure to comply with the Community Covenant, governing policies, land use restrictions, safety standards, operational requirements, or material community obligations may result in review, corrective action, restriction, suspension, revocation, or enforcement by GFI.

Corrective or disciplinary action may include:

- Written warning or corrective compliance requirements
 - Suspension of land access, occupancy rights, stewardship participation, or community privileges
 - Restriction of approved use rights or governance participation
 - Revocation of Active Membership or Leasehold privileges
 - Reassignment, removal, or termination pursuant to this Agreement
 - Termination of this Agreement under applicable default, enforcement, or removal provisions
-

12.3 Effect on Reimbursement & Member Rights

Disciplinary action, revocation, suspension, enforcement, default, or termination resulting from Member non-compliance does not create automatic reimbursement rights, refund rights, ownership recovery, transfer rights, or private financial claims.

All Stewardship Contributions, fees, administrative costs, and prior payments made under this Agreement remain governed by the non-refundable terms and reimbursement review provisions of **Article XI**, where applicable.

Any Reserved Parcel rights, Leasehold rights, occupancy rights, stewardship participation rights, or community privileges may be suspended, restricted, reassigned, or terminated by GFI pursuant to this Agreement.

ARTICLE XIII

NATURE OF MEMBERSHIP & STEWARDSHIP PARTICIPATION

13.1 Nature of Membership

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

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

This Agreement establishes mission-governed participation rooted in stewardship, shared responsibility, land protection, and long-term community continuity under GFI oversight.

13.2 Rights & Participation Granted Under This Agreement

Subject to this Agreement, Leasehold Activation, active membership, and continued good standing, this Agreement may grant the Member:

- Contractual long-term Leasehold rights to the designated Leasehold Parcel
- Approved occupancy and private use rights where activated
- Eligibility for active membership, stewardship participation, and community governance participation where applicable
- Access to approved shared community areas, infrastructure, and collective-use spaces in accordance with governing policies
- Eligibility for Succession Review and continuity procedures under **Article X**, where applicable
- Participation in mission-aligned stewardship, land use, and approved community activities

No rights granted under this Agreement create fee simple ownership, deeded rights, equity interests, inheritance rights, private land claims, or unrestricted transfer rights.

13.3 Conditions of Membership & Stewardship Participation

All rights, participation, occupancy, and privileges granted under this Agreement remain subject to:

- Compliance with this Agreement
- The Community Covenant
- Governing policies and lawful updates adopted by GFI
- Active membership and continued good standing
- Stewardship obligations, land use standards, and safety requirements
- Operational capacity, community protection, and GFI approval where applicable

Failure to maintain compliance may result in review, suspension, reassignment, revocation, or termination under this Agreement, including Articles XI and XII where applicable.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

ARTICLE XIV

PAYMENT PLAN TERMS, DEFAULT & RESERVATION STATUS

14.1 Payment Plan Requirements

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

All payment plans must be completed in full prior to:

- Final Leasehold Activation
- Approved land access or private occupancy rights
- Private use of the assigned Leasehold Parcel
- Issuance of the Member Certificate of Stewardship
- Full activation of leasehold, occupancy, and stewardship participation rights

Reserved Parcel selection and designation may occur prior to full payment, but such reservation remains subject to payment completion, initiation completion, active membership, good standing, and final GFI approval.

14.2 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.

Default does not create ownership rights, land claims, occupancy rights, reimbursement rights, or automatic transfer rights.

14.3 GFI Rights Upon Default

In the event of default, GFI may:

- Suspend, revoke, or deny pending Leasehold Activation, land access, occupancy rights, or stewardship participation rights
- Cancel, release, or reassign the Reserved Parcel for community planning or approved reassignment
- Suspend or terminate pending membership privileges, approvals, or activation status
- Enforce applicable default, reassignment, or termination procedures under this Agreement

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

Any exercised rights remain subject to GFI governance, operational needs, and community protection.

14.4 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 payment does not create automatic refund, reimbursement, transfer, or financial recovery rights.

Any reimbursement review, if applicable, shall remain governed solely by **Article XI**.

14.5 Payment Completion Period

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

Failure to complete required payments within this period may result in:

- Automatic cancellation of the Reserved Parcel
 - Release of the parcel for reassignment or community planning
 - Termination of pending Leasehold Activation
 - Loss of pending occupancy, land access, and stewardship activation rights
 - Enforcement under applicable default provisions of this Agreement
-

ARTICLE XV

TERMINATION OF OCCUPANCY, LEASEHOLD ACTIVATION & COMMUNITY PARTICIPATION

15.1 Grounds for Suspension or Termination

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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

Such action may apply to Reserved Parcel status, Leasehold rights, occupancy rights, community privileges, or active participation rights where applicable.

15.2 Review, Notice & Cure Process

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

- Written notice of violation, breach, or non-compliance shall be provided to the Member
 - Member shall be granted thirty (30) days to cure, correct, resolve, or otherwise remedy the material violation, 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 authority
 - Failure to cure, resolve, comply, or materially cooperate within the allotted timeframe may result in suspension, restriction, reassignment, revocation, or termination under this Agreement
-

15.3 Immediate Protective Action

GFI may take immediate protective action, including suspension, restricted access, removal directives, revocation of occupancy, or termination without extended cure 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
-

15.4 Effect of Termination

Upon lawful termination, suspension, or revocation:

- Occupancy rights, Leasehold Activation, stewardship participation, land access, community privileges, and active membership may terminate, be restricted, or revert to GFI where applicable

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

- Reserved Parcel rights, pending activation rights, or leasehold-related approvals may be cancelled, suspended, or reassigned under this Agreement
 - No termination shall create automatic ownership recovery, reimbursement rights, transfer rights, or financial claims except as expressly governed under Article XI
-

15.5 Vacating Property & Removal of Personal Property

Unless otherwise approved in writing by GFI, a Member whose occupancy is lawfully terminated 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 Article XI, reassignment procedures, continuity review, removal obligations, land restoration requirements, or other governing provisions of this Agreement.

15.6 Failure to Vacate or Non-Compliance

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.

The non-compliant 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 XVI

COMMUNITY GOVERNANCE, OVERSIGHT & LEADERSHIP STRUCTURE

The 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.

All Members agree to abide by the governance structure, leadership processes, standards, operational requirements, and governing 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 HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

SECTION 16.1 — GODDESS FLOW INTERNATIONAL (PRIMARY STEWARDING & GOVERNING AUTHORITY)

GFI shall serve as the primary stewarding, governing, administrative, and mission-holding organization of the 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, holding entity, or approved stewardship structure.

GFI retains final authority 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 governing agreements, policies, and community standards
- Infrastructure planning, 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 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

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

SECTION 16.2 — SACRED COUNCIL OF ELDERS (ADVISORY & SUCCESSION BODY)

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

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.

SECTION 16.3 — 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 good standing may be appointed, elected, or approved to serve on the Community Board in accordance with governance procedures established by GFI.

Board participation remains subject to active membership, compliance, service capacity, and continued mission alignment.

Responsibilities

The Community Board may assist with:

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

- 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 GFI governance, stewardship continuity, and long-term mission objectives and shall remain subject to final GFI oversight.

SECTION 16.4 — Governance 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 subject to final GFI authority.

ARTICLE XVII

DISPUTE RESOLUTION, MEDIATION & GOVERNING LAW

17.1 Good-Faith Resolution Intent

The parties acknowledge that the Healing Arts Retreat Center & Community Village is founded upon principles of stewardship, 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.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

17.2 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

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

17.3 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.

17.4 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.

This Agreement shall be governed by and interpreted under the laws of the **State of Arizona**, without regard to conflict-of-law principles.

17.5 Costs, Fees & Enforcement

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

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 XVIII

LIABILITY WAIVER, RESPONSIBILITY & ASSUMPTION OF RISK

18.1 Nature of Environment & Assumption of Risk

Member acknowledges that the 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.

18.2 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 limitations, service interruptions, off-grid infrastructure failures, 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
-

18.3 Member Responsibility

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

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 Leasehold Parcel where applicable
 - Compliance with safety, land use, occupancy, and governing requirements under this Agreement
-

18.4 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.

18.5 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.

This limitation shall not apply to liability arising from gross negligence, willful misconduct, fraud, or other non-waivable obligations under applicable law.

18.6 No Shift of GFI Governance Rights

Nothing in this Article transfers land ownership, governance authority, safety oversight, or stewardship rights from GFI, but Member participation remains voluntary and subject to the risks, responsibilities, and obligations outlined in this Agreement.

ARTICLE XIX

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

FORCE MAJEURE, INTERRUPTION OF OPERATIONS & UNFORESEEN EVENTS

19.1 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
-

19.2 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.

19.3 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.

Any reimbursement review, if applicable, shall remain governed solely by **Article XI**.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

19.4 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 XX

INITIAL ACCESS, LEASEHOLD ACTIVATION & OCCUPANCY

20.1 Reserved Parcel Status Prior to Activation

Subject to this Agreement, GFI approval, and community planning, a Member may receive Reserved Parcel selection or designation prior to final Leasehold Activation.

Reserved Parcel designation, payment plan participation, application approval, or onboarding progress do not create automatic occupancy rights, land access, possession, private use rights, or Leasehold Activation.

20.2 Initial Access & Leasehold Activation Requirements

Subject to community readiness, land conditions, infrastructure capacity, operational requirements, and final GFI approval, a Member may be granted Leasehold Activation, approved land access, private occupancy rights, and private use of the designated Leasehold Parcel only upon completion of all required activation conditions, including:

- Full execution of all required Agreements, covenants, and governing documents
 - Full completion of the total required Stewardship Contribution associated with the applicable Leasehold Parcel
 - Successful completion of initiation and onboarding requirements then in effect
 - Active membership approval and continued good standing
 - Compliance with land use, safety, stewardship, and operational requirements under this Agreement
 - Final written approval by GFI
-

20.3 Scope of Access & Occupancy Rights

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

Upon Leasehold Activation, approved access may include occupancy, private use, stewardship participation, and approved use of the designated Leasehold Parcel together with authorized shared-use community areas, subject to this Agreement.

All occupancy, access, and use rights remain conditional, limited, revocable, and mission-governed under this Agreement.

20.4 Continuing Compliance

All access, occupancy, Leasehold rights, stewardship participation, and community privileges remain subject to:

- This Agreement
- The Community Covenant
- Governing policies and lawful updates adopted by GFI
- Active membership and continued good standing
- Community safety, infrastructure capacity, and land stewardship requirements
- GFI oversight and operational authority

Failure to maintain compliance may result in restriction, suspension, reassignment, revocation, or termination under this Agreement.

ARTICLE XXI

NON-TRANSFERABILITY OF LEASEHOLD, OCCUPANCY & PARTICIPATION RIGHTS

21.1 Personal Nature of Rights

All Leasehold rights, Reserved Parcel rights, occupancy rights, stewardship participation rights, land access rights, and community privileges granted under this Agreement are personal to the approved Member and remain mission-governed, conditional, and subject to this Agreement.

Such rights do not create private ownership, equity, pledge rights, unrestricted transfer rights, resale rights, or assignable land claims.

21.2 No Unauthorized Sale, Assignment or Transfer

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

A Member may not independently sell, assign, sublease, pledge, lease, transfer, convey, delegate, encumber, or otherwise create any private transfer, resale, occupancy arrangement, third-party claim, or succession chain relating to:

- Leasehold rights
- Reserved Parcel rights
- Occupancy rights
- Land access rights
- Stewardship participation rights
- Community privileges
- Structures or improvements, except where expressly governed under this Agreement

Any continuity, reassignment, structure transfer, or succession review shall remain subject to **Articles X and XI**, governing procedures, and final written approval by **GFI**.

21.3 One-Time Approved Transfer Limitation

Where expressly permitted under this Agreement, only **one (1) lifetime approved transfer, reassignment, succession review, or continuity-based activation review** may be considered per original Member and associated Leasehold Parcel.

No repeated transfer chains, multi-generational succession chains, resale chains, or unrestricted reassignment rights shall arise under this Agreement unless separately approved in writing by GFI.

Any approved successor, reassignment, or continuity activation shall remain subject to a new governing Agreement and all terms then in effect.

21.4 Unauthorized Transfer as Material Violation

Any unauthorized sale, assignment, occupancy arrangement, sublease, attempted transfer, private claim, or prohibited conveyance shall constitute a material violation of this Agreement.

Such violation may result in:

- Suspension of land access, occupancy rights, or stewardship participation
- Revocation of Reserved Parcel rights or Leasehold Activation
- Reassignment, removal, or termination under this Agreement
- Enforcement under Articles XI, XII, XV, or other applicable governing provisions

Final enforcement authority shall remain with GFI.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

ARTICLE XXII

GOVERNING LAW, INTERNAL RESOLUTION & LEGAL ENFORCEMENT

22.1 Internal Resolution Priority

The parties acknowledge and agree that disputes, concerns, enforcement matters, or governance-related issues arising under this Agreement should first be addressed in good faith through the internal communication, review, mediation, and restorative resolution procedures established under this Agreement, including **Article XVII**, where reasonably practicable.

Such internal resolution may include review, mediation, or advisory participation by GFI, the Community Board, and/or the Sacred Council of Elders where deemed appropriate. Any advisory participation by the Community Board or Sacred Council of Elders shall remain subject to final GFI authority under this Agreement.

If a matter cannot be reasonably resolved through good-faith internal resolution efforts, the parties may proceed to outside mediation, arbitration, legal enforcement, or other lawful third-party remedies as permitted under this Agreement and applicable law.

22.2 Governing Law

This Agreement shall be governed by, interpreted, construed, and enforced in accordance with the laws of the **State of Arizona**, without regard to conflict-of-law principles.

Arizona law shall apply to all rights, obligations, remedies, enforcement matters, land use issues, occupancy-related matters, and interpretation of this Agreement.

22.3 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.

Nothing in this Article limits GFI's rights of enforcement, land protection, lawful removal, governance protection, operational remedies, or other rights available under this Agreement, Article XVII, or Arizona law.

ARTICLE XXIII

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

ENTIRE AGREEMENT, DOCUMENT HIERARCHY & AMENDMENTS

23.1 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 leasehold rights, occupancy, stewardship participation, land access, governance, reimbursement, or community participation, unless expressly incorporated herein in writing.

23.2 Governing Document Hierarchy

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

1. This Agreement
2. Written Amendments lawfully adopted by GFI
3. Community Covenant
4. Approved governing policies and operational procedures
5. Approved exhibits, schedules, and incorporated written documents

All governing documents remain subject to lawful interpretation, mission continuity, and GFI governance authority.

23.3 Amendments, Modifications & Updates

Any amendment, modification, revision, or governing update to this Agreement shall be valid only if made in writing and approved by GFI.

Where Member compliance is required under Article XI or other applicable provisions of this Agreement, updated governing terms may become mandatory for continued occupancy, Leasehold Activation, land access, or active membership.

No verbal statement, informal understanding, email, message, social media communication, spiritual guidance, course discussion, community conversation, or unofficial representation shall modify this Agreement unless expressly approved in writing by GFI.

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

ARTICLE XXIV

MEMBER ACKNOWLEDGMENT, INFORMED CONSENT & AGREEMENT

24.1 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, leasehold, occupancy, and community participation model and is not a deeded land purchase, private ownership arrangement, equity interest, or traditional investment transaction
- Member understands that Leasehold rights, occupancy 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 compliance, good standing, operational requirements, and GFI oversight
- Member understands the exit, reassignment, succession review, reimbursement review, default, and non-transferability provisions of this Agreement, including Articles X, XI, XIV, and XXI where applicable
- Member understands and voluntarily accepts the responsibilities, land-use obligations, and assumption of risk provisions under this Agreement, including Article XVIII where applicable
- 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

24.2 Final Affirmation

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

GODDESS FLOW INTERNATIONAL HEALING ARTS RETREAT CENTER & COMMUNITY VILLAGE

COVENANT-BASED LAND STEWARDSHIP & LONG-TERM LAND LEASE AGREEMENT

GODDESS FLOW INTERNATIONAL INC.

Signed By: _____

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

Title: CEO & Founder

Date: _____

MEMBER

Signed By: _____

Printed Name: _____

Date: _____