

Red Earth Farms Community Land Trust (REFCLT) Policy Handbook

Firearm / Hunting Policy

Firearms must be safely locked out of reach of children. Guns are to be stored empty and ammunition must be stored in a separate place.

All firearms must be declared and made known to the community.

All state and federal laws must be followed.

The position of all snares and traps must be made known to the community.

Trapping and hunting activities must be conducted in a humane manner.

Individuals must not carry firearms onto a neighbor's leasehold without permission.

Advance notice must be given to the community prior to hunting or shooting on your own leasehold or on another leasehold.

Hunting activity must be contained to an individual's leasehold unless an agreement is made with a neighbor to hunt on another leasehold. Hunting on unleased land is not permitted unless group approval is granted.

Landfill Policy

All inorganic and/or toxic waste must be disposed of off REFCLT land. It must not be buried, burned, or deposited on REFCLT land. Recycling of recyclable materials is highly encouraged.

Vehicle Traffic and Parking Policy

Vehicle traffic over the land is discouraged and must be contained to roads designated by REFCLT except on a leaseholder's own leasehold.

All other traffic (foot, bike, cart, etc.) must be contained to paths designated by REFCLT except on a leaseholder's own leasehold.

Parking vehicles on the land is discouraged except in designated parking lots adjacent to the road.

All guests and/or delivery drivers must adhere to this policy and must be informed of proper places to drive and/or park vehicles by the member host.

Humanure Policy

Humanure must be disposed of in a way that avoids contamination of water bodies and prevents, or at least discourages, animal access to human waste.

Humanure compost bins must be offset from leasehold boundaries by a minimum of 200 feet.

Provisions must be made to minimize the effects of leaching and runoff around the disposal site.

Hydrology Policy

Currently we have no hydrology policy and will revisit the topic if it becomes an issue. The general feeling is that leaseholders do not have any restrictions on water catchment on their leasehold.

Liability Insurance

General Liability Insurance premiums shall be paid by REFCLT. Leaseholders shall reimburse REFCLT for their portion of the insurance premiums within 30 days of being requested to do so.

The portion of the insurance premium assessed to each leaseholder shall be determined based on the size of the leasehold as proportionate to the total land held as usable acreage by REFCLT (currently 75 acres).

Proration of Property Taxes and Liability Insurance

In the event that a member of REFCLT leases land they shall be required to pay to REFCLT a prorated amount for the property taxes and the liability insurance premiums for the portion of the year that the leasehold was in their possession.

Dues

In the event that REFCLT levies dues on its membership, the individuals who are members at the date the payment is due will be required to pay the entire amount. There will be no proration of dues.

Rental, Sublease, and Sale Agreements

All contractual agreements entered into regarding the rental, sublease, or sale of real property located at Red Earth Farms must be brought to the membership for review and approval prior to being considered binding on the parties involved.

Resident(s) on Land Leased by Existing Member(s)

In the event that a resident is living on land that is already leased by existing member(s) of REFCLT, there shall be written documentation of the agreements among the parties involved. One copy of the written documentation shall be filed with the secretary of REFCLT. The document shall outline the parties' agreements around monetary exchanges, expectations around labor contributions, and any other pertinent expectations. The document will also explicitly state what is to happen in the event that one of the parties wishes for the resident(s) to leave the leasehold. It is advised that the document be reviewed by a knowledgeable third party, such as the liaison to the resident(s) or another member of REFCLT. The document is not required to be brought to the membership for approval.