

## Vision

To clarify expectations of Resident Owners<sup>1</sup>, Non-Resident Owners, and Resident Non-Owners (Renters) in CoHo.

## Scope

This policy applies to:

- Resident Owners (RO)<sup>1</sup> who have housemates
- Non-Resident Owners (NRO) who rent part or all of their unit
- Resident Non-Owners (RNO), either new renters or guests who stay more than 45 consecutive days at CoHo

Entire units that are rented will be counted by the board, and will adhere to the percentage limits set by the by-laws.

## CoHo Rental Policy

- 1) When searching for a renter, Owners with rooms or entire units to rent are strongly encouraged to take the following steps:
  - a) Publicize the need for a renter to CoHo members, Friends of CoHo and the CoHo Interest List.
  - b) If no one in the CoHo community knows of a potential renter, seek a renter outside of the CoHo community.
- 2) Prospective Resident Non-Owners must review the documents in the rental category on the Membership Documents List with the Owner (or the Resident Owner serving as a Buddy to the RNO on behalf of a Non-Resident Owner) and sign a CoHo Ecovillage Resident Non-Owner Agreement.
- 3) Owners and Non-Resident Owners must assume responsibility for Resident Non-Owner's adherence to CoHo bylaws, policies and consensus decisions.
- 4) In addition, Non-Resident Owners must also:
  - arrange for a Resident Owner to be a buddy to the Resident Non-Owner in your unit and
  - contribute required number of WorkShare hours<sup>2</sup> via 1) Resident Non-Owner or 2) other workers or payment (with approval of Board of Directors).
- 5) Resident Non-Owners must fulfill the following responsibilities as a Resident Non-Owner (some activities are not required, but are encouraged, as described below):

### Abide by Agreements

- Agree with the basic principles of the Vision and Values Statement.
- Have a Clearness Committee meeting prior to living at CoHo.
- Abide by the bylaws, policies, and consensus decisions of CoHo.
- Agree with and participate in the consensus process.

**Participate**

- Stay informed about community business and activities (via email, Common House bulletin boards, notices on unit doors, etc.).
- Attend community life and business meetings and participate in the consensus decision-making process (encouraged, but may not block consensus or participate in board level consensus decisions).
- Contribute required number of WorkShare hours<sup>2</sup> (unless other arrangements made with Owner and approved by Board of Directors).
- Participate on one or more teams or committees (encouraged, but not required).
- Participate in CoHo related retreats, workshops and social gatherings (encouraged; completion of NVC training is required prior to attending Wellness Retreats).
- Complete nonviolent communication (NVC) training.
- Complete consensus training (encouraged).

<sup>1</sup>See Membership and Affiliation Categories for a more complete description of membership and affiliation categories.

<sup>2</sup>At the time this document was adopted, WorkShare contribution was 4 hours per week.

**Revision History**

This policy was created and initially approved 20060507

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