

Wheatgrass Community Guidelines

Homeowners Responsibilities

- To maintain a clean surrounding area of their tiny home
- No storage of items off the allotted 12'x30' gravel pad, storage must be in or under the tiny living space
- To submit requests to community leaders for significant landscaping, vegetation alterations and structure construction
- To respect the quiet time of 11pm-7am
- To ensure all animal attractants are secured
- To maintain any temporary structures erected
- To ensure no tenting/camping around or in Wheatgrass Tiny Home Community
- To have renters insurance
- To maintain their own drive when there is snow.
- To organize a system with other community members for snow removal of the main driveway and round about

Landlord Responsibilities

- To keep the main drive way and round about cleared of vegetation
- To provide snow removal equipment in the form of a self-propelled snowblower
- To maintain the water pump, generator and water pump area
- To maintain the communal compost area
- To protect the natural state of Wheatgrass Community
- To coordinate community members when moving in and out of Wheatgrass Community,
- To assess requested landscaping, vegetation alterations and structure construction

Electrical Power Management

- If electrical power is required, community members are responsible for generating their own power
- Generator use for tiny home power is only permitted between the hours of 9am-11am and 4pm-6pm

Waste Management

- ONLY composting or incinerating toilets are permitted
- Burning garbage is NOT allowed
- Human waste compost must be gathered in the community compost pile
- Garbage/recycling must be managed individually for curbside collection
- Grey Water
 - Only biodegraded soaps and cleaners are allowed to be used
 - Grey water must be disposed via the septic system

Lot Access

- Tiny home move days must be booked ahead of time
- Limit 2 move days per month, extras may be granted upon request
- All community member vehicles must be parked on the driveway access
- Only two parking spots per community pad
- No parking on access road

Property Maintenance

- ONLY native or indigenous plants allowed
- Landscaping must only be minimal and natural
- Limbing or removing vegetation must be cleared by landlord
- Each community member is permitted to plant a personal garden on their allotted piece of land prior to submittal and approval of request
- Community members must keep an aesthetically pleasing land lot
 - No garbage around tiny home
 - Storage of residents items must be in or under the tiny home

Building Specifications

- All tiny homes must be CSA Z240 RV Series certified
- Living structures must be non-permanent
- All additional structures(shed, patio) must be removable and temporary, to be removed upon rental agreement expiry
- Structures must NOT consist of any sort of tarp wrapped structures

Water

- Water is provided via a well and must be pumped via provided generator and well pump to tiny home water holding tanks
 - No running of the pump generator between 9pm and 8am
- Water outlets are provided at each pad via a frost free water tap
- Water conservation is encouraged from each community member

Pets

- Maximum of 2 dogs per tiny home
- Dogs must be restrained when not accompanied by the owner
- Cats must be indoor only, no outdoor cats permitted

Airbnb

- Airbnb of community members tiny homes is permitted with requirements
 - Management of Airbnb guests is the sole responsibility of the tiny home owner and rental agreement signer
 - Wheatgrass Community and its affiliates take no responsibility for the actions of Airbnb guests
 - Tiny home owners will be held liable for the actions of their guests

- Any breach of any community guidelines by an Airbnb guest may lead to the termination of the tiny home owners rental agreement
- All Airbnb guests must sleep in the tiny home (No camping/tenting)
- All required permits and insurance for Airbnb rentals are the responsibility of the tiny home owner and rental agreement signer

Any breach or failure to abide to the above mentioned community guidelines can and may lead to the termination of the tiny home owners rental agreement. By signing below the tiny home owner agrees to the Community Guidelines of Wheatgrass Tiny Home Community.

Tenant Signature(s)

Date

Landlord(s) Signature

Date
