

## **SILVER SAGE VILLAGE VISION AND SUMMARY OF AGREEMENTS**

Silver Sage Village is an adult cohousing community with a common vision of aging in community and supporting one another while striving to live together with compassion, generosity and respect.

We come together from diverse backgrounds and a variety of life experiences. We hope to meet the challenges that this brings by striving for mutual understanding founded on respect, caring and kindness. We also appreciate that our differences bring valuable resources that enhance our experience of living in community, and we value the contribution of every member.

We are committed to establishing a balance between our private lives and our contributions to the common good, thereby creating a beautiful place and supportive community in which to live and share with one another.

### ***ENTERING THE COMMUNITY***

If you choose to live here, it's expected that you will participate in community affairs in a way that works for you and fulfills the expectations of our Agreements. At a minimum, being a resident means that you agree to participate in one of our principal teams, take responsibility for keeping informed about what is happening in the community, follow Community Agreements, and use your energy and your passion to make Silver Sage Village a better place for everyone to live.

### ***COMMUNITY AGREEMENTS***

***What follows are brief summaries of our principal agreements. Complete versions of each are available on request and are on our internal website, [www.sagers.us](http://www.sagers.us), under Community Agreements>Most Current Agreements***

### **Participation**

The responsibility for running the community and overseeing services performed by outside contractors and community volunteers rests with the members of the community. It is expected that everyone at Silver Sage will use their energy and passion to make Silver Sage Village a better place for everyone to live. Each person is expected at a minimum to serve on one team.

## **Health Care Independence**

As a senior cohousing community, we realize that eventually we all will experience disability and death. While we work to share about resources and to create an environment that fosters caring and supportive relationships with one another, residents must be able to live independently and/or be entirely responsible for their own health and personal care needs.

## **Communication Guidelines for Meetings**

Our agreements about how we will communicate with each other, particularly at Community Meetings, to foster our relationships and community.

## **Email Guidelines**

Additional agreements about how we will use our email group in communicating with each other and conducting community business.

## **Decision Making**

A structured decision making process with consensus as the main method of reaching agreement is used. Voting is an alternative when consensus can't be reached.

## **Revisiting Decisions**

Once a decision has been made through the agreed upon community decision making process, it can only be reopened by following the procedures in this document.

## **Confrontation, Violence and Conflict**

It is our responsibility as community members to behave towards one another with respect and kindness. Hostile expression and behavior in a community setting are incompatible with building a safe and functioning community. This Agreement outlines the Community response should such behavior occur.

Conflict is a normal part of all relationships. Our aim is to assist with resolving those differences with compromise and win-win solutions. The Community Enhancement Team is available to help resolve a

dispute or to arrange for professional mediation if the parties are unable to resolve it among themselves.

## **Meals**

Common meals are held twice a week and are an important element in building community. We use a potluck system in which members prepare and bring their own dishes. Contributing to potluck is coordinated via our internal website. Cleanup is shared, with a schedule for two people after each potluck – please plan to attend or arrange a substitute if you are scheduled for cleanup.

## **Common House Management and Use**

Each resident should consider the Common House an extension of their own home, and can enjoy it with other community members or use it for private events. The Common House is available to reserve on a first come, first served basis through our internal website. The Common House or individual rooms may be rented by outside groups as well, as provided in our guidelines. On a rotating basis, in conjunction with lockup, each community member takes a week to help keep the Common House tidy.

## **Guest Room**

The Common House Team manages the Guest Room, and our agreement outlines guidelines for reservation, payment and cleaning. All guests must have an SSV Sponsor, and reservations must be made via our internal website by the Sponsor.

## **Rental**

Silver Sage homeowners who reside in their homes may rent out rooms and floors in their homes in accordance with City of Boulder regulations and Silver Sage HOA bylaws and policies. Owners wishing to rent their entire property may do so with the following restrictions: within a four-year period, homeowners may not rent their properties for more than two years total without seeking an exception.

In establishing long-term rentals, owners are asked to select renters who wish to participate in and contribute to the life of the community.

Owners are also permitted to rent their homes or a portion thereof on a short-term basis (Air BnB, etc.) in accordance with City of Boulder regulations and Silver Sage HOA bylaws and policies.

Owners are responsible for their lessees, family members, and pets, and for all financial obligations associated with their home.

### **Sale of a Unit**

Owners or their heirs are responsible for coordinating with the Community Enhancement Team to ensure that prospective buyers are educated about cohousing in general and about Silver Sage in particular. The CET maintains an active "Interest List" from website inquiries and schedules visits and orientation sessions for prospective buyers.

### **Donations and Loans of Personal Property**

Residents wishing to donate or loan personal property to the community should read this agreement and discuss it with the Common House Team.

### **Design Review Process**

All proposed permanent changes to structures or landscape (trees and large shrubs) outside of one's home or common areas must be approved by the Design Review Team, using procedures spelled out in this agreement. Any changes to the inside of your home that require a building permit also need to be approved by the Design Review Team.

### **Dogs and Cats**

All dogs are to be on a leash at all times; guardians are to clean up after their dogs, and dogs are not to use the common green as their bathroom. This agreement mirrors the City of Boulder pet ordinances. Due to allergies, dogs and cats are not permitted in the Common House except for access to the elevator during inclement weather. Service animals are permitted when we host events for the public.

### **Smoking**

Our agreement balances the needs of people who do not want to be subjected to smoke with those who smoke or have guests who may smoke. No smoking is permitted in any indoor or outdoor general

common area. Smoking is permitted inside homes and in the outdoor limited common areas that face away from the community, unless someone affected by the smoke asks the homeowner that the smoking not take place.