

Mothersong Land Stewardship Collective

A Statement of Purpose and Stewardship

Preamble

Mothersong is intended to remain a small, permanent agricultural community in which conservation, stewardship, resilience, and respectful neighbor relationships are foundational principles.

The community exists to preserve the land's productivity, beauty, ecological integrity, and agricultural character for future generations. Owners are not merely residents of the community; they are stewards of the land and participants in a shared undertaking.

The people of Mothersong recognize that healthy soil, clean water, thriving forests, resilient food systems, strong relationships, and responsible self-sufficiency are inseparable from the long-term well-being of the community.

This community was established upon the understanding that ownership carries both rights and responsibilities. Every owner receives the privilege of living within the community and accepts the corresponding obligation to preserve and strengthen the values upon which it was founded.

The intention of these principles is not to create an isolated community but rather to create a place where cooperation, stewardship, independence, generosity, resilience, and mutual respect are cultivated and passed to future generations.

Article I – Mission

The mission of Mothersong is:

- To preserve the agricultural and rural character of the land.
- To protect forests, streams, soils, wildlife, and scenic resources.
- To encourage regenerative agricultural practices.
- To create a resilient community capable of adapting to economic, environmental, and social change.
- To foster self-reliance while encouraging cooperation among neighbors.
- To encourage the sharing of knowledge, labor, skills, tools, harvests, and resources.
- To preserve the land for future generations.

Article II – Core Values

The community recognizes the following values as fundamental.

Stewardship

Every generation inherits the responsibility of improving the land rather than merely consuming its resources.

Conservation

The natural systems of the property shall be respected, protected, and strengthened whenever possible.

Subsistence

Owners are encouraged to develop the skills and infrastructure necessary to provide food, water, fuel, shelter, and other necessities through responsible use of the land.

Sharing

The community encourages the sharing of labor, knowledge, equipment, seeds, harvests, livestock resources, and experience.

Resilience

The community values adaptability, preparedness, self-reliance, and long-term thinking.

Respect

Every owner shall respect the rights, property, privacy, and dignity of fellow community members.

Simplicity

The community favors modest, durable, and practical improvements that complement the landscape rather than dominate it.

Article III – Stewardship Principles

The following principles are intended to guide the culture of the community and are not independently enforceable unless expressly incorporated into the Declaration.

Soil Stewardship

Owners are encouraged to improve soil health through responsible land management practices.

Water Stewardship

Owners are encouraged to protect springs, streams, wetlands, groundwater, and natural drainage systems.

Forest Stewardship

Owners are encouraged to preserve mature forests and manage woodlands responsibly.

Wildlife Stewardship

Owners are encouraged to preserve wildlife habitat and support biodiversity.

Agricultural Stewardship

Owners are encouraged to contribute to the agricultural character of the community.

Community Stewardship

Owners are encouraged to support one another through cooperation, mutual aid, education, and service.

Article IV – Fundamental Covenants

The following covenants are considered essential to the continued existence and identity of Mothersong.

These provisions shall be known as the Fundamental Covenants.

Unanimous approval of all owners is required before any of these provisions may be amended.

Fundamental Covenant 1

The development shall consist of four parcels only.

Fundamental Covenant 2

No parcel may be further subdivided.

Fundamental Covenant 3

Each parcel shall be limited to one principal residence.

Fundamental Covenant 4

The agricultural and stewardship purposes of the community shall be preserved.

Fundamental Covenant 5

Short-term rentals shall be prohibited.

Fundamental Covenant 6

The maximum size of any principal residence shall be 3,200 square feet unless otherwise approved by amendment.

Fundamental Covenant 7

Every owner shall remain a mandatory member of the Collective.

Fundamental Covenant 8

Each parcel shall possess one equal vote.

Fundamental Covenant 9

Assessments shall be allocated equally among all parcels.

Fundamental Covenant 10

The shared driveway, culverts, drainage improvements, entrance sign, and common landscaping shall be maintained collectively.

Fundamental Covenant 11

Chemical use shall be restricted in accordance with standards established by the Collective.

Fundamental Covenant 12

The rural and agricultural character of the community shall be preserved.

Article V – Assessments and Shared Responsibilities

Philosophy

The Mothersong Land Stewardship Collective exists to preserve the community's shared infrastructure, agricultural character, and long-term viability.

The Collective is not intended to accumulate unnecessary assets, expand beyond its intended purpose, or exercise control over matters that are properly left to individual owners.

The Collective exists to accomplish collectively those tasks that cannot reasonably be accomplished individually.

The Collective shall operate according to the principles of simplicity, stewardship, transparency, fairness, and fiscal responsibility.

The land, homes, farms, forests, and livelihoods of the owners remain the responsibility of the individual owners themselves.

Shared Responsibilities

The owners collectively accept responsibility for maintaining the infrastructure necessary to preserve access to and enjoyment of the community.

These responsibilities include:

- Shared driveway maintenance
- Culvert maintenance and replacement
- Drainage improvements
- Entrance sign maintenance
- Common landscaping
- Liability insurance, if maintained by the Collective
- Professional services required for administration of the Collective
- State filing fees
- Reasonable reserve funds

Assessment Structure

The Collective may establish the following forms of assessment.

Annual Assessment

The annual assessment shall be used to pay ordinary operating expenses.

Reserve Assessment

The Collective may establish reserve funds for the future repair, maintenance, or replacement of common improvements.

Special Assessment

Special assessments may be approved when extraordinary expenses arise.

Examples include:

- Storm damage
- Flood damage

- Landslides
 - Emergency repairs
 - Legal expenses
 - Governmental compliance requirements
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Allocation of Expenses

Each of the four parcels shall bear an equal share of all ordinary expenses unless otherwise provided by a written agreement approved by the Collective.

Each parcel shall possess equal rights and equal responsibilities.

Extraordinary Use and Damage

Any owner who causes damage to shared infrastructure through negligence, misuse, unauthorized alterations, or extraordinary use may be required to reimburse the Collective for the resulting costs.

Volunteer Stewardship Activities

The Collective may organize voluntary work days and stewardship projects for the benefit of the community.

Participation in such activities is encouraged as an expression of stewardship but shall not constitute a mandatory obligation unless expressly adopted as a covenant.

Principle of Restraint

The Collective shall exercise only those powers reasonably necessary to preserve the safety, functionality, character, and long-term health of the community.

Article VI – Community Practices

The community encourages:

- Seed saving
- Composting
- Food preservation
- Beekeeping
- Orchard management
- Responsible animal husbandry

- Rotational grazing
 - Rainwater harvesting
 - Native landscaping
 - Sustainable forestry
 - Emergency preparedness
 - Shared equipment and tools
 - Mutual aid among neighbors
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Article VII – Conservation and Permanent Stewardship

Statement of Intent

The founders recognize the long-term protection of agricultural lands, forests, streams, springs, wildlife habitat, scenic resources, and productive soils as a central purpose of the community.

Accordingly, the Collective shall preserve the ability of future owners to establish one or more conservation easements or similar agreements consistent with the purposes and values of Mothersong.

Nothing in this Article shall be construed to require the immediate establishment of a conservation easement.

Preservation of Future Opportunities

The Collective shall not knowingly undertake any action that would unreasonably interfere with the future establishment of a conservation easement affecting any portion of the development.

Potential Conservation Areas

The owners acknowledge that the following areas may be appropriate candidates for future protection:

- Agricultural fields and pastureland
 - Streams, springs, and wetlands
 - Riparian buffers
 - Forests and woodlands
 - Wildlife corridors
 - Ridgelines and scenic areas
 - Open spaces
 - Other areas designated by future amendment
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Homesite Envelopes

Future conservation easements may distinguish between homesite areas and conservation areas and may permit the continued use, maintenance, repair, replacement, and improvement of structures located within approved homesite envelopes.

Authority of the Collective

The Collective may:

- Consult with qualified conservation organizations.
 - Obtain surveys, appraisals, studies, and reports.
 - Conduct investigations and evaluations.
 - Negotiate proposed easement terms.
 - Seek grants and funding opportunities.
 - Coordinate with governmental agencies and nonprofit organizations.
 - Prepare proposals for consideration by the owners.
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Unanimous Approval Requirement

A conservation easement affecting multiple parcels may be established only upon the unanimous written approval of all affected owners.

Qualified Holders

Any conservation easement shall be granted only to an entity legally authorized to hold and enforce such easements.

Founders' Intent

The founders intend that Mothersong remain a resilient and enduring agricultural community and that current and future generations retain the opportunity to protect the land permanently if they collectively determine that doing so is in the best interests of the community.

Article VIII – Legacy

The founders of Mothersong recognize that no document can anticipate every future circumstance.

Accordingly, these principles are intended not merely as rules but as a statement of the character, purpose, and spirit of the community.

The hope of the founders is that future generations will inherit a place that is healthier, more productive, more beautiful, more resilient, and more deeply rooted than the one that exists today.

The enduring purpose of Mothersong is not simply to occupy the land but to care for it faithfully and leave it better than it was found.