



GECOVILLAGE

## **GECO Project Resident Purchase Agreement Rules and Policies**

**Last Update: 25/12/2023**

### **Document Overview:**

Welcome to the GECO Project Resident Purchase Agreement guide. Here, we've simplified all the rules for buying a house and becoming a GECO resident, covering your rights, land usage, and various aspects of eco village life. Keep in mind that we'll be regularly updating this document to keep you informed about any changes. We invite you to share your thoughts and questions, which may be considered for future additions, with the GECO Village Association. Rest assured, your inquiries will always be addressed by our team. The final version of this document, reflecting all updates, will be notarized upon the signing of your purchase agreement. The GECO Village Association is the entity responsible for crafting and maintaining this document.

### **1. Education**

GECO Village Association acknowledges the importance of educational programs and currently focuses on ages 3-9. The Lodge reserves the right to reassess the inclusion of additional age groups in its educational programs based on demand. Any decision to expand the age groups shall be made at the sole discretion of the Lodge, and, if implemented, will be communicated to guests and stakeholders as deemed appropriate by the Lodge management.

### **2. Wildlife and Nature**

- **Environmental Guidelines for Residents:**

GECO Village Association has established specific guidelines for maintaining and respecting the natural environment. These guidelines will be provided to all potential residents. Key aspects of the guidelines include:



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- The use of eco-friendly products exclusively.
- Respect for the local fauna and flora.
- Minimization of light pollution to preserve the natural environment.
- Consideration of invasive plants and animals.
- Adherence to GECO's policy on recycling and trash management.

All residents are obligated to comply with these guidelines, and any violations may result in appropriate actions, including but not limited to warnings, fines, or termination of residency.

- **Community Engagement in Conservation:**

It is mandatory for the community to demonstrate respect for wildlife surrounding the land. GECO Village Association encourages and supports actions by the community aimed at the restoration and recovery of the natural habitat for wildlife. The Lodge,

Herein referred to as "Geco Village," emphasizes the importance of local conservation efforts, including wildlife protection and habitat preservation. Residents are encouraged to actively participate in such endeavors, and Geco Village will facilitate and promote initiatives aligned with the principles of ecological sustainability.

### **3. Tourist License**

- **Exclusive Property Management Agreement:**

Purchasers who acquire a property within GECO Village Association are entitled to enter into an exclusive agreement with the Lodge for the management of their properties. The agreement encompasses the Lodge's exclusive rights to manage and oversee the rental of said properties. This includes, but is not limited to, marketing, tenant screening, reservation management, and property maintenance. Any breach of the exclusive management agreement may result in termination of services or other remedies as outlined in the agreement.



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- **Tourist License Inclusion and Tax Obligations:**

The tourist license fee is included in the original payment for the property. Property owners are responsible for paying taxes on their rental profits. GECO Village Association will collaborate with qualified accountants to assist property owners in fulfilling their tax obligations. The accountants engaged by the Lodge will provide guidance on tax matters, including tax submission requirements and procedures.

- **Comprehensive Management Services:**

GECO Village Association offers comprehensive management services, including the submission of taxes and wire transfers, to property owners for their properties intended for tourist purposes. By entering into an exclusive property management agreement, property owners grant GECO Village Association the authority to handle all aspects of property management, financial transactions, and compliance with local regulations. This includes the engagement of a local accountant to ensure timely and accurate submission of taxes and wire transfers on behalf of property owners.

- **Tourist License Terms:**

Property owners are granted the right to rent their houses for both short and long terms without specific restrictions on usage. The terms of the tourist license are subject to local regulations, and property owners must adhere to any applicable laws and guidelines governing tourist accommodations. Any changes to these terms will be communicated by GECO Village Association to property owners in a timely manner.

#### **4. Residency**

- **Residency Purchase Conditions:**

The purchase of residency within GECO Village is intrinsically tied to the acquisition of a house. Currently, GECO Village does not permit the separate purchase of residency



without concurrent acquisition of residential property. Any attempt to circumvent this requirement may result in the rejection of the residency application.

- **Community Fees Structure:**

The annual/monthly community fees for GECO Village are not definitively established at this time. The objective is to maintain these fees at a level that is as low as possible while ensuring the provision of high-quality services within the community. GECO Village commits to completing a comprehensive assessment of community fees in the coming months and will provide this information to potential residents. Residents who believe they can contribute to reducing fees are encouraged to collaborate with GECO Village for the collective benefit of all residents.

- **Usage of EUR80,000 Entrance Fee:**

The entrance fee of EUR80,000 serves as a crucial contribution to various aspects of GECO Village's development. Specifically, these funds are allocated to:

- Infrastructure Development: Financing the construction of essential infrastructure, including roads, utilities, and waste management systems.
- Project Management: Ensuring effective project coordination and oversight to maintain a cohesive and well-planned community.
- Approvals and Licenses: Covering expenses associated with obtaining permits, licenses, and regulatory approvals required for the development and operation of GECO Village.
- Public Spaces: Investing in the creation and maintenance of communal areas, parks, and green spaces for the enjoyment and use of the community.

The utilization of the entrance fee is subject to periodic review, and GECO Village is committed to transparently communicating the allocation of these funds to its residents. Any proposed changes to the allocation will be communicated in advance to the residents for their consideration and feedback.



## 5. Property

- **Land Size and House Clusters:**

The land accompanying the purchase of a residency within GECO Village spans across 1000 square meters. Residents have the option to choose the location of their houses within designated clusters. GECO Village aims to sell all houses within one cluster before opening a new cluster.

- **House Sizes and Design:**

GECO Village offers houses in three sizes:

- 2 Bedrooms House with 100 SQM
- 3 Bedrooms House with 120 SQM
- 4 Bedrooms House with 150 SQM

- **Architectural Design and Construction:**

Residents are not permitted to choose their own architects or designs. GECO Village works exclusively with a team of experienced architects specialized in eco projects. The objective is to design off-grid houses with all necessary systems to support an eco-friendly lifestyle. GECO Village retains the responsibility for the design and construction of the houses.

- **Temporary Housing and Caravans:**

Residents are allowed to place caravans or other mobile units on their property until their houses are ready for occupancy.



- **Resale of Houses:**

- Notification to GECO Village: Residents intending to sell their units must notify GECO Village in advance.
- Price Determination: An independent appraiser will assess the value, including the entrance fee. GECO Village holds the first right to purchase the property at the assessed value.
- Buyer Approval: The resident requires written approval from GECO Village before finalizing the sale to a new buyer.
- Cooperation in Transition: Departing residents must cooperate in transitioning responsibilities, clearing dues, and ensuring the property is in good condition.

- **Maintenance and Construction Oversight:**

GECO Village is responsible for the maintenance of houses, collaborating with professionals during construction. Property owners are responsible for upkeep their residences and complying with community guidelines.

- **Utilities and Connections:**

- Residents are permitted to have a generator as a backup solution.
- Properties will not be connected to local grids or municipal systems; GECO Village is an off-grid project.

- **Property Usage and Restrictions:**

Except for houses, residents may place mobile units but cannot build anything permanent on their property in accordance with the laws and regulations in Spain.



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- **Development Timeline:**

- Plans to be submitted by February 2024.
- Permits and licenses usually take one year.
- Construction of the first neighborhood is expected to finish within 12 months.
- Anticipated welcome of residents by Spring of 2026.

- **Eco-Friendly Features and Modifications:**

- GECO Village already selected most features, but residents can suggest ideas for inclusion.
- Community-approved materials requested for any modifications.

- **Landscaping and Gardening:**

- No current restrictions, with water supply being a consideration.
- Residents can engage in landscaping and gardening activities.

- **Interior and Exterior Personalization:**

- Residents are allowed to alter the layout of their houses after construction.
- Artistic and creative elements, such as murals and sculptures, are permitted in private lots.

- **Pets and Outdoor Structures:**

- Permitted pets include dogs, cats, rabbits, and animals in cages or aquariums.
- Residents can construct mobile sheds and pergolas without foundations.
- Residents may personalize the exterior of their homes with artistic elements.



It is crucial for residents to refer to the community guidelines and agreements for further details on their rights and responsibilities within GECO Village.

## **6. Vision and Guidelines**

GECO Village embraces an architectural ethos deeply rooted in a harmonious connection to nature, exemplified by the use of eco-friendly materials such as clay, straw, wood, hemp, limestone, and rocks. These materials, sourced from the earth, are chosen to achieve both aesthetic appeal and environmental mindfulness. The architectural designs seek to seamlessly integrate homes with nature, featuring tiered gardens, plant-covered roofs, and expansive windows that bring the outdoors in, providing an immersive experience of the seasons.

Natural elements such as pools, vegetable gardens, and a food forest contribute to the creation of a self-sufficient ecosystem aligned with the village's values, fostering a balance between sustainability and comfort. The chosen materials offer practical advantages, with clay, straw, wood, and hemp providing insulation for year-round comfort, while limestone and rocks offer durability. This selection reflects a commitment to sustainable practices.

The architectural philosophy prioritizes simplicity, functionality, and integration with nature. Homes within GECO Village feature intuitive layouts and open spaces that enhance natural lighting and ventilation, thereby reducing the need for excessive energy consumption. The designs blend modern innovation with traditional wisdom, resulting in homes that are not only comfortable but also environmentally sustainable.

- **Village Design:**

GECO Village was designed by the entity responsible for the establishment of the eco-village. Professionals were engaged to ensure the design adheres to sustainability principles and complies with local regulations and instructions from authorities.





- **Neighborhood Design:**

GECO Village collaborates with experts in the design of different neighborhoods. The first neighborhood was specifically designed by Michal and Ofer, experts in permaculture and sustainable living practices. The eco-village welcomes interest and proposals from other designers and architects who wish to contribute to the design of different parts of GECO Village. Interested parties are encouraged to contact the village administration for further information and collaboration opportunities.

For an in-depth understanding of the philosophy and mission guiding the GECO Village community, residents and interested parties are directed to the official website at <https://www.gecovillage.com/vision>. The website provides comprehensive information outlining the values, goals, and guiding principles that define the community's vision and mission. The content on the website serves as the authoritative source for understanding the core ethos of GECO Village.

7. **Purchase Agreement:**

- **Entrance Fee:**

The entrance fee for GECO Village is EUR80,000. Upon the decision to secure a plot and house, a contract will be provided, and an initial payment of EUR10,000 is required. This amount is non-refundable and is intended to cover legal expenses, including fees for lawyers and permits. Subsequently, the remaining balance must be transferred within the stipulated time frame.

- **Land Ownership:**

The GECO Village Association retains ownership of the land. Upon the purchase of a plot and house, the agreement will be legalized with the assistance of a lawyer and notarized. The establishment of the project is conducted under a tourist license, and while homeowners acquire ownership of their individual plots and houses, the GECO Village Association does not have the authority to sell the land, plots, or any projects on



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the land without the written consent of all homeowners. Future efforts will be made to explore the possibility of converting the tourist license into a residential license.

- **Protection Against Future Land Sale:**

The GECO Village Association explicitly commits in the contract that it cannot sell the land in the future without obtaining written consent from all homeowners. This ensures that no land sale can proceed unless every homeowner provides their approval. Even if a single homeowner opposes the sale, the Association is prohibited from moving forward with any transaction involving the land.

- **Private Contract and Notarization:**

The agreement between GECO Village and homeowners is formalized through a private contract. This contract will be notarized to provide legal validity and authenticity to the terms and conditions outlined therein. The notarized contract serves as the legally binding document governing the relationship between GECO Village and individual homeowners.



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## **8. Community:**

- **Community Fees Inclusions:**

Community fees cover various amenities and services, including but not limited to:

- Trash and recycling center maintenance
- Weekly vegetable and fruit bags
- Eggs
- Maintenance of roads and paths
- Access to residents-only events
- Priority for children in the school
- Priority for residents as professionals in coworking and retreat centers
- Exclusivity to open businesses with the GECO Village Association as individuals on the land
- And other community-related benefits.

- **Nature of the Project:**

While the founders originate from Israel, GECO Village is a globally promoted project, welcoming individuals worldwide to participate. The project aims to attract a diverse international community.

- **International Resident Mix:**

GECO Village ensures a mix of international residents by inviting individuals from around the world to visit and join the project.



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- **Community Events and Initiatives:**

- GECO Village commits to developing a program of events and activities over time.
- Residents are encouraged to create and promote their own events and activities.
- The community is not built but naturally forms with active resident involvement.
- Residents are welcome to participate in any events or projects initiated by GECO Village or independently.

- **Guidelines for Communal Spaces:**

- Residents must use communal spaces respectfully, considering the comfort and well-being of others.
- Guidelines cover noise levels, cleanliness, fair access, safety, maintenance, personal belongings, events, guest policy, and compliance consequences.

- **Participation in Governance:**

- While GECO Village Association manages the project, residents are invited to participate in governance, provide feedback, and develop initiatives.
- Residents can actively engage in projects and events.

- **Education and Dispute Resolution:**

- GECO Village Association acts as arbitrators in case of disputes.
- Legal teams may be involved in legal disputes, and external mediators sought if GECO Village Association is a party.
- The eco village already operates a nature school for ages 3-9, with plans for expansion based on demand.



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- **Community Meetings and Assemblies:**

- GECO Village is not a community project with regular meetings or assemblies.
- Residents and guests can contact owners with concerns and complaints.

- **Pet and Animal Harmony:**

- Residents are encouraged to keep pets in a manner that respects neighbors and promotes a peaceful environment.

- **Non-Participation in Social and Political Engagement:**

- GECO Village does not engage in social and political activities.
- Residents may participate in such activities on their private property.

- **Opting Out of Weekly Initiatives:**

- Opting out of the weekly vegetable, fruit, and egg basket does not result in a discount on monthly community fees.
- Efforts are made to improve services and lower costs regularly.

- **Noise Regulations and Communication:**

- Residents are requested to be considerate and adhere to municipal noise regulations.
- Communication channels for special events or activities are established in advance.

- **Tool-Sharing Program:**

- Plans to establish a tool center for residents to use on their property.
- Specific details regarding a tool-sharing program are yet to be developed.



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- **Residents' Contribution to Design:**

- Residents are encouraged to contribute ideas and thoughts for new community amenities or spaces.
- Contacting GECO Village with proposals is welcomed.

- **Communication of Events and Initiatives:**

- Communication through emails and a bulletin board.
- A communication app may be used for daily interactions.

- **Contribution to Pathways Maintenance:**

- Residents are welcomed to contact GECO Village for information on maintaining and enhancing walking trails and bike paths.

### 9. Own a Business:

- **Business Proposal and Approval Process:**

- Any resident seeking to establish a business on Eco Village land must submit a detailed business proposal to the Eco Village management.
- The proposal should outline the business nature, objectives, expected environmental impact, community benefits, and necessary resources or facilities.

- **Environmental Impact Assessment:**

- The proposed business will undergo an environmental impact assessment to ensure alignment with Eco Village sustainability goals.
- Evaluation includes potential impacts on the environment, resources, and the community.



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- **Community Benefits:**

- The business should contribute positively to the Eco Village community, offering goods or services valuable to residents.
- Preference for businesses promoting sustainable practices, using local resources, and contributing to the local economy.

- **Permits and Licenses:**

- Residents must obtain all necessary permits, licenses, and approvals from local authorities to operate the business legally.
- Eco Village management offers support and guidance in the permitting process if needed.

- **Architectural and Aesthetic Harmony:**

- Design and architecture of business-related structures should harmonize with the overall aesthetic and architecture of the Eco Village.
- New structures must adhere to Eco Village design guidelines.

- **Community Engagement:**

- Business operators should actively engage with the Eco Village community, fostering collaboration and cooperation.
- Encouragement for regular updates, events, and initiatives involving the community.

- **Sustainability Practices:**

- The business should adopt sustainable practices, minimize waste, and aim to reduce its environmental footprint.
- Consideration for energy efficiency, waste management, and responsible resource consumption.



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- **Financial Contributions:**

- Residents operating businesses on Eco Village land will make financial contributions for shared amenities, infrastructure, and communal spaces.
- Amount and frequency determined based on business size and impact.

- **Annual Review:**

- Annual review of business performance and impact to ensure alignment with Eco Village values.
- Eco Village management reserves the right to request modifications or cease operation if criteria are not met.

- **Community Support:**

- Active support and promotion of resident-operated businesses within the Eco Village to foster a collaborative and thriving environment.

- **Exclusive Businesses:**

- GECO Village Association retains exclusivity over certain businesses and operations, including:
  - Retreat Center
  - Coworking Space
  - Cafe and Restaurant
  - Educational Programs for Kids
  - Farmers Market
  - Campsite
  - B&B (Bed and Breakfast)
  - Festivals





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- **Collaboration Opportunities:**

- GECO Village Association encourages residents to collaborate on exclusive businesses.
- Residents are invited to contact owners with ideas and requests.

- **Utilization of Business Spaces:**

- Residents are allowed to use the coworking space and retreat center for their businesses.
- The vision is to provide professional platforms for residents' businesses, strengthening the community and supporting small initiatives.

- **Business Ownership and Residency:**

- Residents are the only individuals eligible to own a business in GECO Village.
- Non-residents are not permitted to establish businesses on the premises.

- **Outsourcing and Resident Exclusivity:**

- Residents have exclusivity over non-residents in providing services and skills within GECO Village.
- Residents are required to submit service and skill requests, while GECO Village retains the right to outsource work and budgets.



## 10. Daily Operation:

- **Trash and Recycle Centers:**

- The village will construct multiple trash and recycle centers dispersed throughout the community.
- Residents are permitted to utilize these centers or transport their waste to the nearest municipal facilities.

- **Security Infrastructure:**

- The village acknowledges Spain's general safety but will install cameras in public areas for insurance purposes. Signs and updates will be sent to the residents.
- Residents are allowed to install cameras on their properties, ensuring they do not capture public space or neighboring residents' properties.

- **Emergency Measures:**

- Initial emergency measures include the placement of first aid kits and strategically located fire extinguishers.
- Ongoing adherence to local regulations, hazard assessments, and collaboration with local professionals for guidance on emergency preparedness.

- **Community-Wide Guidelines:**

- The community will establish guidelines for water usage, including restrictions during dry seasons or droughts.
- Residents are encouraged to implement water-efficient technologies, rainwater harvesting, greywater systems, and water-efficient landscaping practices.



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- **Composting Program:**

- While not mandatory, residents are strongly encouraged to participate in the community-wide composting program.
- Each house will be equipped for composting, and residents can utilize their compost privately; unutilized compost will be managed in common areas.

- **Solar System Usage:**

- Each house is equipped with a private solar system operating as a closed system.
- Residents may use appliances within the system's limits, with the option to expand capacity through a paid upgrade.
- The village's solar system manages common areas, and residents are urged to practice fair usage for its sustainability.