

# THE HEREAFTER 460

## *Community Guidelines*

Shared values for peaceful living

### Overview

At The Hereafter 460, we are building more than just a place to live. We are building a peaceful, respectful, and values-centered community where people can enjoy land, safety, and a sense of shared purpose. These guidelines are meant to protect that spirit for everyone who owns, lives on, visits, or uses the property.

| Topic                        | Guideline                                                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Food &amp; substances</b> | No pork or pork products, alcohol, gambling, illegal drugs, or non-medicinal marijuana on the property.                       |
| <b>Medicinal marijuana</b>   | Allowed only for lawful medicinal use. Growing, selling, or recreational use is not allowed.                                  |
| <b>Animals</b>               | Pets, farm animals, and other animals are welcome when safely fenced and responsibly cared for. Pigs are not allowed.         |
| <b>Vehicles</b>              | No visible abandoned, junked, or inoperable vehicles should remain on any lot or shared area.                                 |
| <b>Growing standards</b>     | No GMO produce, GMO seeds, GMO crops, or GMO planting materials are allowed on the property.                                  |
| <b>Business use</b>          | No commercial business operations that change the peaceful residential nature of the community.                               |
| <b>Safety &amp; conduct</b>  | No guns, harassment, abuse, discrimination based on race or religion, or inappropriate touching or unwanted physical contact. |
| <b>Annual fee</b>            | \$900 per lot, per year, for roads, gates, utilities, common areas, administration, and community upkeep.                     |

### 1. Our Purpose

These guidelines support a way of life that is peaceful, respectful, clean, safe, and aligned with the values of The Hereafter 460.

## **2. Community Standards**

To preserve the atmosphere and mission of the community, the following are not permitted anywhere on the property, including private lots, roads, shared spaces, and common areas:

- Pork or pork products
- Gambling
- Alcohol
- Illegal drugs
- Marijuana except for lawful medicinal use
- Growing marijuana
- Guns or firearms, subject to applicable law
- GMO produce, GMO seeds, GMO crops, or GMO planting materials
- Commercial business activity that changes the peaceful residential nature of the community
- Pigs
- Abandoned or inoperable vehicles that remain visible on the property
- Discrimination based on race or religion
- Inappropriate touching, sexual misconduct, harassment, or unwanted physical contact toward women or anyone else

## **3. Medicinal Marijuana**

Medicinal marijuana may be used only in a lawful manner and in compliance with applicable law. Recreational use, sale, or cultivation of marijuana on the property is not allowed.

## **4. Animals**

Pets are welcome. Farm animals and other animals are also welcome as long as they are safely and properly fenced and cared for in a clean and responsible way. Pigs are not permitted.

Animals should be kept in a way that does not create danger, repeated disturbance, or unhealthy conditions for others nearby.

## **5. Vehicles and Property Appearance**

To help keep the community clean and cared for, abandoned, junked, or inoperable vehicles should not remain visible on any lot or shared area. Vehicles that are not running, are heavily damaged, or are being stored for parts should be removed within a reasonable time after notice.

## **6. Business Activity**

The Hereafter 460 is intended to remain a peaceful residential and land-based community. Commercial business operations that bring public traffic, industrial activity, storefront use, or

other disruptive business activity are not allowed on the property. Quiet remote work or personal office work that does not disturb neighbors or change the residential nature of the land may be acceptable.

**7. Respect, Safety, and Conduct**

Everyone in the community is expected to treat others with dignity, respect, and care. Harassment, threats, abuse, intimidation, sexual misconduct, inappropriate touching, and unwanted physical contact are not allowed. Each owner is also responsible for the conduct of their family members, guests, tenants, and visitors while on the property.

**8. Fairness and Equal Treatment**

The Hereafter 460 is committed to a community culture of fairness and respect. Discrimination based on race or religion is not allowed. All people should be treated fairly, respectfully, and in a manner consistent with applicable law.

**9. Annual Community Fee**

Each lot is responsible for an annual community fee of \$900 per year. These funds may be used to help maintain and improve shared roads, gates, utilities, common areas, administrative needs, and other community-related expenses.

**10. How These Guidelines Are Enforced**

If a guideline is violated, The Hereafter 460 or its designated association may provide written notice and an opportunity to correct the issue. If the issue is not resolved, additional steps may be taken as allowed by law to protect the community and uphold these standards.

**11. Continuing Effect**

These guidelines are intended to remain in place as community standards for the property unless updated in writing. If one part of this document is found to be invalid, the rest will still remain in effect.

**12. Signature**

By signing below, the undersigned adopts these The Hereafter 460 Community Guidelines.

**The Hereafter 460**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_