



20061022Mv3 - Campsite Stewardship Agreements
Effective Date: 10-22-2006
Revision Dates: 04-21-2019
04-24-2022
06-22-2022
04/16/2023

Purpose/Introduction

All campsites at Spirit Haven Ranch (SHR) under a Campsite Stewardship Agreement are held for exclusive use by the Steward and/or their designees during any and all Spirit Haven Inc. sponsored festivals, events, activities, or functions. Campsite Stewardships are not applicable during events run by other organizations or individuals.

This policy replaces and renders inactive policy 20061022Mv2 - Designated Camping

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Policy Content

I. Responsibilities of Spirit Haven, Spirit Haven Ranch (SHR), and the Steward.

- A. Campsites under a Campsite Stewardship Agreement are held for exclusive use by the Steward and their designees during all Spirit Haven, Inc. sponsored festivals, events, activities, or functions. Stewarded Campsites are not applicable during events run by other organizations or individuals.
- B. Spirit Haven and SHR are responsible for maintaining general land facilities and road maintenance.
- C. Any and all improvements to, and maintenance of, a Stewarded Campsite are the responsibility of the Steward.
 1. Work done on a campsite, including but not limited to tree removal or trimming, must adhere to all current Spirit Haven and SHR policies and procedures.
 2. The Steward is solely responsible for mowing and all other maintenance of the campsite.
- D. The Steward (or designee) is solely responsible for marking the borders of their campsite prior to the start of festival.
 1. This is the only way to identify a Stewarded Campsite for those looking for the campsite or looking for Open Camping sites in which to camp.
- E. Any vehicles on SHR must be maintained in running and drivable order per the Fayette County Floodplain Ordinance.
- F. Stewards are strongly encouraged to maintain a population of at least 5 individuals per 3000 sq ft site.
 1. If they are not able to do so, Stewards are strongly encouraged to submit their campsites to the list of Stewarded Campsites for Newbies to join.
- G. Non-members of Spirit Haven may not be the Steward of a Stewarded Campsite.
 1. The Steward is responsible for maintaining an active membership with Spirit Haven.
 2. Should a Steward's Spirit Haven Membership fail to be renewed or their Spirit Haven Membership revoked, the Steward has 90 days to do one of the following before Spirit Haven releases the site from the Campsite Stewardship Agreement:



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- a) Designate an alternate Steward that is a current Spirit Haven Member
 - b) Renew their Spirit Haven Membership
 - H. While Spirit Haven and SHR may work with a Steward in creating opportunities for access to water and/or electricity, access to these utilities cannot be guaranteed and should not be expected.
 - 1. Installation and use of these utilities on a Stewarded Campsite will incur an additional charge, separate from the reservation price, to be determined and collected by the Spirit Haven Board of Directors.
- II. **Stewarded Campsite Size, Pricing, & Location**
 - A. The standard Stewarded Campsite size is 3,000 square feet, at a base rate of \$60 per year. Stewarded Campsites with less square footage than a standard Stewarded Campsite will be given prorated pricing based on the number of square feet the proposed or current Stewarded Campsite contains.
 - B. Stewarded Campsites with utilities will be charged \$1 per amp provided per festival for electricity, and \$10 per festival for water, with the funds to be put towards utilities maintenance.
 - C. Additional space may be added to the standard Stewarded Campsite size at the rate of \$10 per year for each additional 500 square feet, upon availability.
 - 1. Additional space in smaller than 500 square foot increments will not be given a prorated price.
 - D. Both the Director of Member Services (DoMS) and the SHR Manager must approve stewarded Campsite locations and expansions prior to the finalization of the Campsite Stewardship Agreement.
 - 1. This is to ensure there are no conflicts with the infrastructure or business of either Spirit Haven or SHR.
 - E. This policy does not alter, modify, or change the size or placement of any Campsite Stewardship Agreement that was established prior to the passing of this policy.
 - F. Either the DoMS, Director of Property and Assets (DoPA), or the SHR Manager must mark out stewarded Campsites on the SHR Manager's map and on the location in SHR upon finalization of the Campsite Stewardship Agreement.



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1. Stewards may elect to opt out of having identifying information (such as Camp Name, Steward's name, etc.) from being published on the map that Spirit Haven makes available to members.
 - a) These areas will instead simply be marked as Stewarded, and/or assigned a number or letter, instead.

III. Structures on Stewarded Campsites

- A. All structures on Stewarded Campsites must be constructed in compliance with all Spirit Haven Ranch Building Guidelines (SHRBGs).
- B. Proposed structure plans, structure locations, and repairs or modifications to existing structures must follow SHR procedures for approval prior to construction and site prep.
- C. Any structure that increases the land value of SHR will have the tax liability paid for yearly by the Steward of that campsite.
- D. SHRBG Variances may be granted for structures built prior to the passing of this policy, provided they pass a safety inspection completed by the SHR Manager.
 1. Any such variance made in this way may require the Steward to sign an additional waiver releasing Spirit Haven from liability due to use of the structure the variance was granted for.
- E. Approval or denial of a proposed structure, or of a SHRBG Variance, and any associated additional waivers, will be provided to the Steward, the SHR Manager, and the Spirit Haven Board of Directors.
 1. Denials will be accompanied by the reasoning for the determination and suggested changes that would allow for approval.
 - a) Plans may then be updated with the suggestions and resubmitted, if desired.

IV. Campsite Stewardship Agreement Renewals

- A. Campsite Stewardship Agreements are due for renewal at Spirit Haven Beltane Festival.
 1. Will be made available to the Stewards 30 Days before Spirit Haven's Beltane Festival.
 - a) Stewards have until the start of Great Works to complete their Renewal.
- B. At the time for renewal of the Stewardship Agreement, current Stewards will have no more than 30 days to complete any of the following:



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1. Renew the Campsite Stewardship Agreement by submitting both an updated Campsite Stewardship Agreement Form and current cost of the Campsite Stewardship Payment as determined by to the DoMS.
 2. Arrange with the DoMS for someone else to become the Steward.
 3. Decline to renew the Campsite Stewardship Agreement.
 4. A member of the Stewarded Campsite may become the Campsite Steward if the current Stewards are unavailable to Renew or Decline to renew the Campsite Stewardship Agreement.
 - a) Priority will be given to applicants for Camp Stewardship that have been elected by the existing members of the camp. An elected representative of the camp requesting stewardship and meeting the following criteria will be able to assume stewardship of the camp:
 - (1) Must meet the criteria to be a Campsite Steward.
 - (2) Must be able to demonstrate that they have been a member of the camp for at least three festivals in the preceding two years.
 - b) If the existing members of the camp are unable to elect or designate a representative, a camp member meeting the following criteria will be able to assume stewardship of the camp:
 - (1) Must meet the criteria to be a Campsite Steward
 - (2) Must be able to demonstrate that they have been a member of the camp for at least six consecutive festivals, with the most recent of the six being within the preceding two years.
 - c) If the existing camp members are unable to elect a representative, and no camp members meet the secondary criteria, applications for stewardship from existing members of the camp will be reviewed and evaluated by the DoMS.
- C. A 30 day grace period after Spirit Haven's Beltane Festival will be given to sign Renewals or become the Campsite's Steward.
1. Failure to renew the Campsite Stewardship Agreement or arrangement for another Steward to complete the Campsite Stewardship Agreement



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before the end of 30 days will be treated as a formal refusal to renew the Campsite Stewardship Agreement.

V. Denial of a Campsite Stewardship Agreement Renewal Campsite Stewardship

A. Agreement renewal will be denied under any or all of the following circumstances:

1. The Stewarded Campsite is empty of the Campsite Steward or their designated campmates at Spirit Haven sponsored events for a period of 1 year.
2. The Stewarded Campsite or the Steward violate the SHR procedure regulating dumping and trash disposal, or any part of the policy as stated above.

VI. Release of a Stewarded Campsite

A. The release of a Stewarded Campsite will occur when any of the following happens:

1. The Campsite Stewardship Agreement is not renewed.
2. The Campsite Stewardship Agreement is denied renewal.
3. The Steward's Spirit Haven Membership lapses for a period exceeding 90 days (as designated in Section I.F. of this policy).

B. Stewarded Campsites that have been released will be designated as Open Camping areas for the period of 1 year following the date of release, and will not be re-designated as a Stewarded Campsite during that time.

1. Open Camping areas are available on a first-come, first-served basis during Spirit Haven festivals, events, and activities.