



VILLAGE PIONEER AGREEMENT

Arts Eco Village™

Founding Village Pioneer Programme

Limited Programme

The Founding Village Pioneer Programme is strictly limited to a maximum of twenty-five to thirty (25-30) Pioneer Positions. At the date of this Agreement, only twenty-two (22) Pioneer Positions remain available across all levels.

This Village Pioneer Agreement ("Agreement") is entered into between:

Tiny Houses Spain™ (Inc), acting on behalf of the proposed Arts Eco Village project in Mijas, Spain (the "Organizer"), represented by (Authorized representative),

and

- **Name:** [Pioneer Name]
- **Address:** [Pioneer Address]
- **Email:** [Pioneer Email]

hereinafter referred to as the "Village Pioneer".

1. Purpose

The Organizer is developing a proposed eco-living and movable tiny house project in Mijas, Spain (the "Project"). The Village Pioneer wishes to support the early development of the Project and secure a preferential position regarding future

participation, location selection, and potential acquisition opportunities within the Project.

This Agreement does not constitute a property purchase agreement, a definitive property reservation agreement, an investment agreement, a securities offering, or a transfer of ownership.

2. Village Pioneer Tiers & Contribution

The Village Pioneer Programme operates on an organic, tiered structure, allowing the Village Pioneer to select their preferred level of commitment and corresponding privileges. The Village Pioneer elects to participate in the following tier (the Pioneer must check **one** box):

- **SEED PIONEER – € 1,000**
Plants the initial support for the village and secures a position on the General Waiting List.
- **SPROUT PIONEER – € 2,500**
Nurtures active project growth and secures a Priority Position for plot and unit selection, plus an Early-Bird Purchase Discount.
- **ROOT PIONEER – € 5,000**
Establishes the foundation of the community, securing a VIP First-Choice Position (Highest Selection Hierarchy), a Maximum Purchase Discount, and Founding Member Community Rights.

Upon receipt of the selected payment into the secure Escrow Account (as detailed in Section 7), the Organizer shall issue a unique Pioneer Registration Number. The tier level and the timestamp of registration jointly determine the Village Pioneer's position within the selection hierarchy of the Project.

3. Founding Village Pioneer Benefits

Subject to the successful development of the Project, the Village Pioneer shall receive benefits based on their selected tier:

A. Universal Benefits (All Tiers: Seed, Sprout, Root):

- Priority access to project updates, technical studies, and architectural drafts.
- Invitations to Pioneer-only meetings, presentations, and community events.
- Early access to future pricing and structural information.
- Recognition as an official Founding Village Pioneer.

B. Sprout Pioneer Additional Benefits:

- **Early-Bird Discount:** A guaranteed credit of **€ 1,500** applied as a discount against the final purchase price of a unit/plot.
- **Priority Access:** Selection rights to available units and locations ahead of Seed Pioneers and the general public.

C. Root Pioneer Additional Benefits:

- **Maximum Discount:** A guaranteed credit of **€ 4,000** applied as a discount against the final purchase price of a unit/plot.
- **First-Choice VIP Status:** Absolute top-tier hierarchy for plot and location selection (ordered by registration number within the Root tier).
- **Founding Community Rights:** Exclusive access to the project's advisory circle, allowing direct input on the design of communal areas and eco-village guidelines.

4. Priority Selection Rights

Should the Project proceed, Village Pioneers shall be invited to select available locations and/or units before opportunities are offered to the general public.

- **Hierarchy:** Plot selection windows will open chronologically: first to **Root** Pioneers, second to **Sprout** Pioneers, third to **Seed** Pioneers, and finally to the general public.
- Within each tier, priority shall be strictly determined according to the unique Pioneer Registration Number.
- The Organizer intends to offer Village Pioneers the broadest possible choice of available locations at the time of selection. No specific plot, location, unit, dwelling, or property is permanently reserved under this individual Agreement until a definitive contract is signed.

5. No Real Estate Transaction

The Village Pioneer expressly acknowledges and agrees that:

- No real estate property is currently being sold;
 - No definitive plot reservation is being finalized;
 - No permanent ownership or leasehold rights are granted at this stage;
 - No investment product yielding financial interest is being offered.
- This Agreement solely establishes a prioritized participation and selection position within the proposed Project.

6. Project Development Conditions

The Project remains subject to key developmental milestones, including but not limited to:

- Finalization of the land acquisition in Mijas;
- Formal issuance of the municipal licenses and permits (*Licencia de Implantación / Obra*) by the Ayuntamiento de Mijas;
- Secure funding and structural financing;
- Technical feasibility and environmental approvals under Andalusian regulations (LISTA).

The Organizer makes no absolute representation or guarantee that the Project will proceed in its current form if regulatory bodies deny the necessary permits.

7. Escrow Protection, Credits, and Refunds

To ensure maximum financial safety, compliance with Spanish principles, and transparency for project investors, the following financial rules apply:

- **Escrow Safe-Keeping:** All Pioneer Contributions shall be deposited and held securely in a dedicated **Escrow / Client Account (*Cuenta de Custodia*)** managed by the Organizer's legal counsel or designated banking partner. Funds will not be blended with the Organizer's general operating capital until project conditions are met.
- **Full Purchase Credit:** Should the Project proceed and the Village Pioneer enters into a definitive purchase or lease agreement for a tiny house, plot, or membership package, **100% of the paid Pioneer Contribution** shall be credited against the final purchase price.
- **Project Non-Performance / Cancellation:** If the Organizer formally cancels the Project, or if the municipal licenses/land acquisition are not successfully completed by **December 31, 2027**, the Village Pioneer is entitled to a **100% full refund** of their contribution, paid out from the Escrow Account within fourteen (14) business days.
- **Pioneer Withdrawal:**
 - **Seed & Sprout:** If the Project obtains its licenses but the Seed or Sprout Pioneer elects not to proceed with a purchase, the contribution is fully refundable.
 - **Root:** If a Root Pioneer elects not to proceed after licenses are obtained, the contribution is fully refundable.

8. Transferability

A Village Pioneer position and its associated hierarchy may be transferred to another eligible person only with the prior written approval of the Organizer. The Organizer may not unreasonably withhold such approval.

9. Limitation of Liability

The Organizer shall not be liable for regulatory delays, municipal planning outcomes, or force majeure events. The Organizer's maximum liability under this Agreement shall be strictly limited to the exact Euro amount actually paid by the Village Pioneer into the Escrow Account.

10. Good Faith and Community Spirit

The parties acknowledge that the Project is intended to create a sustainable, respectful, and collaborative community. The Organizer and the Village Pioneer agree to act in good faith and in a manner consistent with the values of transparency, cooperation, sustainability, and mutual respect.

11. Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of Spain. Any dispute arising under or in connection with this Agreement shall be submitted exclusively to the competent courts of Málaga, Spain.

12. Entire Agreement

This Agreement constitutes the entire understanding between the parties concerning the Village Pioneer Programme and supersedes any prior discussions or representations.

SIGNATURES

The Village Pioneer

Name: _____

Signature: _____

Date: _____

Selected Tier: ☐ Seed (€1,000) | ☐ Sprout (€2,500) | ☐ Root (€5,000)

Allocated Pioneer Registration Number (To be filled by Organizer): _____

The Organizer

Tiny Houses Spain™

Authorized representative :

Signature: _____

Date: August, 2026
