

Equestrian Woods

Horse Boarding Rules & Regulations



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- I. The philosophy of the equestrian activities in relation to our barns, facilities and grounds is that horses boarded at Equestrian Woods are for Equestrian Woods residents only and are to be used for recreational and pleasure purposes. When space is available Boarding will be offered to outside residents. Equestrian Woods is not intended to be training, breeding, or birthing facility. We are the center of our subdivision and recognize our responsibility in contributing in a positive manner to our community. Due to limited grazing areas, we can accommodate fifteen horses. Each horse boarded will have the privilege of a stall; the paddock, tack and hay storage areas will be shared. We have two barns with a total of twenty-eight stalls: Fourteen of which are reserved for horses, eight for tack and feed storage leaving five stalls for additional storage. Other Stalls will be used for Tack, leaving any remaining stalls for Chairman approved Horse Storage.

It is the intention of the Horse Committee to balance assignments of stalls between both barns to control expense cost.

Half Tack Stall will be assigned to each owner per horse with limit of one Tack Stall per owner. Horse owners with two horses will be assigned a full Tack Stall. When available each horse owner will be assigned a full Tack Stall. In the event space becomes an issue, horse owners with one horse will be required to share a Tack Stall based on seniority. Hay Storage will be assigned to each owner. Because of our limited space 100 bales of hay per horse or a maximum 200 bales will be allowed in assigned hay loft. Stored hay must be stacked allowing a walkway for owners to access their hay. In the event we have space available and with Chairman Approval additional hay may be stored.

- II. Equestrian Woods Horse Committee: This committee will be made up of Equestrian Woods residents who board horses in Equestrian Woods. The committee is limited to two members who serve as officers and are elected by the Resident horse owners at an annual meeting. One vote per household not per number of horses. These officers will include a Chairman and Secretary. These committee members serve for two years on a rotating basis. Resident horse owners will replace a member who misses two meetings within a four-month period through an election. The chairman will represent the committee monthly at the Equestrian Woods Maintenance Association Board of Directors meeting. One member of the Equestrian Woods Maintenance Association Board of Directors will serve as an ex-officio horse committee member. The ex-officio member should attend Horse Committee Meetings. The Equestrian Woods Maintenance Association Board of Directors will settle any dispute arising from the committee and the horse owners and has the final decision on all matters.

- III. Capacity of Committee: This committee will serve in an advisory capacity to the Equestrian Woods Maintenance Association Board of Directors. Their purview shall be issues regarding rules, regulations and the operations of matters of interest primarily to horse boarders.

IV. Responsibilities and Conduct of Boarders

- A. Boarding and Boarding Fees: (Inside boarders reside in Equestrian Woods, Outside boarders "do not" reside in Equestrian Woods.)

Inside and Outside Boarder must provide contact information for prior horse boarding so that a satisfactory previous boarding history can be verified. Boarding will not be considered without a satisfactory prior boarding history.

Inside and Outside Boarders are required to pay a \$100.00 one-time non-refundable deposit in addition to current quarterly boarding fees due upon arrival of horse.

- a. Inside boarders will be allowed to have a maximum of two (2) horses per household to be boarded. An exception for a third horse, per household, will be considered. Permission will be considered only if stall/paddock space is available, fees are current, and the owner is compliant with current rules and regulations. Owner understands that forfeiture of this additional horse will be made to fulfill a new request from any resident wishing to board. Written notification will be given to boarder. Boarder will have 60 days to find other boarding arrangements.
- b. Outside boarders (boarders who do not reside in Equestrian Woods) will be considered only if stall/paddock space is available and no residents are on the waiting list. Outside Boarder must provide contact information for prior horse boarding so that a satisfactory previous boarding history can be verified. Boarding will not be considered without a satisfactory prior boarding history. Outside boarder understands that a one year guarantee will be granted and after that year that forfeiture of this horse will be made to fulfill a new request from any resident wishing to board. Written notification will be given to outside boarder. Outside boarder will have 60 days to find other boarding arrangements.
- c. In the event a resident wants to board a horse, the following course of forfeiture will be applied.
 - a. Outside boarders.
 - b. 3rd horse boarders with least seniority.
 - c. Next least senior boarder with three horses and so on.
- d. Boarding fees will be recommended by the Equestrian Woods Horse Committee and decided by the Equestrian Woods Maintenance Association Board of Directors. Current fees are \$100 per month per horse for Equestrian Woods residents and \$ 200 per horse per month for outside boarders. All checks should be made payable to "Equestrian Woods Horse Boarding" and submitted to the Chairman or Secretary. Boarding fees are payable quarterly and are due on the following dates.
 - a. January 1st
 - b. April 1st
 - c. July 1st
 - d. October 1st
- e. A late fee of \$25 will be charged for all quarterly payments not received by the 15th of the respective month. Overdue accounts will be charged 1.5% per month and any attorney fees or collection fees necessary to collect. Resident homeowners could be subject to lien and/or small claims court. All Boarders will be responsible for all attorney and court costs.
- f. New horses arriving after the first of the month will be charged a daily rate using monthly fee divided by the days of the arrival month. This daily rate is based on the current boarding fees and will change if monthly fee increases.
- g. If a horse leaves, a 30day notice must be given then boarding money may be refunded for remaining full months only or used to reserve the stall for a new horse.
- h. Refunds and maintenance fees will be contingent upon inspection of your paddock(s) and stall(s) for repairs and cleanliness.

B. Health Standards

1. No stallions will be allowed to board at Equestrian Woods.
2. Before boarding any horse, an owner must submit to the horse committee chairman a signed registration form including a signed Rental Agreement, along with a copy of a satisfactory health certificate and proof of a negative Coggins test and appropriate Vaccinations/shots. Appropriate shots required: 1) Rabies 2) Botulism 3) Tetanus and flu 4) Rhino 5) West Nile Virus 6) EEE/WEE Eastern/Western Equine Encephalomyelitis. The owner must also submit proof of a \$500,000 homeowner's insurance policy, plus proof of health insurance covering the owner and rider. The horse must have been wormed within eight weeks prior to coming to Equestrian Woods. Non-Homeowners will require Equine Insurance
3. Yearly update of the shot record and satisfactory health certificate will be required. Regular worming will be required every six months.
4. Any horse leaving and returning to the property must keep an annual Coggins test on file.

C. Cleanliness of Barns and Paddocks

1. **No smoking** is allowed at any time in the barns.
2. Each owner is responsible for policing the paddock(s) and cleaning the stall(s) and paddock(s) assigned to him/her. Horse owners are also required to sweep aisles after cleaning stalls or any other use that has caused debris or a mess. **This does include cleaning your horse's feet.**
3. The center aisle and tack areas of each barn as well as the stalls will be kept clear of all items not related to horse maintenance.
4. Hay, feed and tack will be kept in designated areas assigned by the horse committee. All types of horse grain must be stored in sealed containers. These items should be labeled with the owner's name.
5. Each horse owner is responsible for their own muck removal from the stall area daily. Each horse owner is also responsible for removal of excess manure in their paddock(s). Muck must be placed only in the designated containers outside of the barns.
6. All boarders should place any trash in the trash containers provided in the barn and help keep the barn free of debris and clutter. The workroom/restroom should also be kept clean and free of clutter
7. Horses shall be bedded with shavings only. In the event that another type of bedding is required due to health reasons, committee chairman must give prior approval.
8. No extension cords will be permitted without horse committee approval. No additions or alterations to current electrical outlets or lights.

9. No gas, diesel or propane may be stored in the Horse Barns. No equipment that uses flammable fuel may be stored or used in the Horse Barns.

D. Paddock and Stall Assignments

1. Paddock and stall assignments will be made according to seniority. Seniority will determine new assignment of stalls and paddocks any time a vacancy is caused by a horse's leaving Equestrian Woods boarding.
2. Seniority is designated as follows: The individual continuously paying for a full space the longest is the senior individual. Both Equestrian Woods residents and outside boarders attain seniority in the same manner. Seniority ranking is determined by the date a horse owner pays for boarding space, regardless of when the horse arrives, IF the payment is continuous. (Also see, Section A. 14.) As examples:
 - a. A ranking would not change if a boarder's horse died, left or was sold if he/she continued to pay for space while getting another horse.
 - b. A second, lower seniority ranking would be given a boarder who had one horse, then paid to add a second horse at a later date.
 - c. It is possible, therefore, for one person to have two or three different seniority rankings or for a person to have one high ranking kept over multiple horses.
3. A new arrival will be assigned to the lower paddock space on Harrodsburg Road unless space is available in the barn area. A new arrival will be assigned a stall and paddock based on seniority.
4. When a paddock or stall space becomes available, it will be offered by seniority only. In the event that the new assigned horse is not compatible, a volunteer will be asked to try another combination. Combinations should be tried with all owners' approval, keeping in mind that mares and geldings should be separated unless previous compatibility has been established. If there are no volunteers to try another combination, then the least senior individual will be asked to try the newly assigned horse, moving up the seniority list until a suitable assignment is found. In the event that an existing paddock assignment becomes a compatibility problem, the owners involved need to attempt to solve the problem on his or her own and also inform the chairman. If the problem cannot be solved, the chairman will call a special meeting of the horse committee members or all horse owners depending on the preference of the owners presenting the problem. A compatibility problem is defined as excessive kicking or biting, sickness or any other condition that poses a threat to the well being of either horse. A majority vote of the horse owners present at the meeting will decide the final outcome. The solution may override the preceding rules with seniority being considered.
5. Seniority cannot be used to bump a horse out of its assigned paddock and/or stall. Seniority preferences are only considered when a vacant space becomes available or to resolve a compatibility issue.

6. An owner, with a horse residing in the lower paddock, who has seniority, will have the first right of refusal for any available upper paddock position. If that right is exercised, the owner will still maintain their seniority
7. No paddock or stall reassignments, temporary or permanent will be allowed without notification and approval of the committee chairman.
8. If a stall and paddock become vacant (example: a horse has been sold and the owner is in the process of purchasing another), the stall and paddock will remain with the original owner as long as:
 - a. Full-time monthly/quarterly fees are up to date.
 - b. Full-time monthly/quarterly fees are continually paid during the vacancy.
 - c. The vacancy does not exceed four months, or special permission is obtained from the horse committee for a longer vacancy.
9. A waiting list will be established once capacity has been reached and all other outside boarders and/or 3rd horse boarders are forfeited.

E. Barns, Paddocks, Fencing and Routine Maintenance

1. Horse owners should promptly report to the Equestrian Woods Horse Committee any repairs needed.
2. Any damage done beyond the normal wear and tear (such as chewing or kicking a fence/stall), damage to a waterier, or any other Equestrian Woods property will be the responsibility of the horse owner(s) assigned to that paddock/stall, unless a specific horse is known to have caused the damage, then the owner of the horse will be responsible.
3. If damage was deemed the owner(s)' responsibility, owner(s) will be notified and shall have ten (10) days to rectify the problem. After ten days, the Equestrian Woods Maintenance Association will make the necessary repairs and said owners(s) will be billed for the maintenance.
4. No modification to barns, paddocks, fencing or Equestrian Woods property will be done without approval of the Equestrian Woods Maintenance Association Board of Directors on the recommendation of the Horse Committee.
5. Waterers will be kept clean and periodically checked for leaks by each horse owner.
6. Any requests, concerns or problems regarding mowing or weeding must be referred to the chairman of the Horse Committee.
7. The Equestrian Woods Maintenance Association is not responsible for stolen property.
8. Tools found in each barn and marked "Equestrian Woods" are for use by all horse owners and should be kept in an area accessible to all owners.
9. In order to keep boarding fees low, it is the responsibility of the horse owners to weed and seed assigned paddock(s). Paddocks should be seeded annually in either spring or fall. The Equestrian Woods Maintenance Association will mow paddocks once per month "only"

when requested by Horse Owner to help with weed control. It is recommended to spray for weeds or physically maintain weeds. Weed control will follow with Equestrian Woods Deeds of Restriction. If a horse owner fails to keep and maintain his or her assigned paddock(s) in a good condition, free of trash or weeds and grass over 9" in height, Equestrian Woods Maintenance Association shall have the right to clean, mow and maintain said paddock and charge the horse owner(s) assigned to that paddock.

10. If the Equestrian Woods Maintenance Association or Horse Committee requests your paddock be rested to allow for vegetation, boarder will be asked to temporarily move this or her horse(s) to a relief paddock if available or stall the horse while assigned paddock rests. At no time will a horse be allowed in a resting paddock without Chairman Approval. Failure to comply may result in a maintenance fee.
11. The Barn area, riding ring, paddocks and riding trails are intended for equestrian use. No animal's livestock and/or poultry of any kind can be kept in the above-mentioned areas. This excludes a maximum of two (2) cats per barn known by all as "barn cats." Cat food is to be removed from bowls each night – this is an attempt to avoid stray cats and other wild animals from the barn areas.

F. General Conduct

1. A rider must maintain a controlled gait according to the level of skill of the rider and the footing condition of the premises. **No jumping or fast pace riding is allowed in the horse paddocks.**
2. No racing in the trails; no riding in or through the barns; and no jumping when footing is hazardous.
3. There will be no riding on the premises after dark.
4. Horse owners going to and from lower paddock and riding ring must stay off private property. Horses should be in street only when necessary.
5. Riders should immediately report any dangerous conditions on the trail or ring to Horse Committee Maintenance Coordinator. This is to include any fences, gates, downed trees or wires.
6. Helmets are suggested for all riders. All riders who are jumping require helmets.
7. Jumping is an individual choice and requires the use of privately owned jumps. No one may use the jumps without the permission of the owner.
8. Under no condition may a person jump their horse without another person present.
9. For safety reasons, horses should be on a hand-held lead when not in a paddock or stall. Horses are allowed only in paddocks, trails, and barn areas or on private property with owner's permission. Because the Black barn has gates to keep horse in secluded area, grazing will be permitted without hand held lead but it is required that all gates be closed with chain and that owner must be present in the barn area while horse is out. Any exception requires Chairman Approval.

10. Barn doors and stall containing horses are NEVER to be locked or blocked. Stalls designated for tack may be locked.
11. All gates should be closed at all times.
12. All horse care is the sole responsibility of the owner. (I.e. grooming, feeding, etc.)
13. Trails are for horse riders, pedestrians, and dogs on leash only. **MOTORIZED VEHICLES ARE NOT ALLOWED.** Trails must not be roped off or obstructed so as to prevent easy access by riders. No building of any kind is to be constructed within the trail area.
14. No events may be planned in the barn, paddock or trail areas without the approval of the Equestrian Committee and the Board of Directors.
15. For safety and liability reasons, horse owner children under the age of fifteen must be under adult supervision while visiting the barn areas. Visitors of horse owners must be accompanied by "adult" owner.
16. Under no circumstances should anyone other than a horse owner be inside a paddock or stall where a horse resides, unless accompanied by a horse owner.
17. Dogs are not allowed in the barns without a leash.
- 18. Horse Paddocks are not to be used for pleasure ridding while another horse is in the paddock. No jumping or fast pace ridding is permitted in the Horse Paddocks.**
- 19. No horse may enter another horse assigned paddock without the permission of that assigned horse owner or owners.**

G. Paddock and Barn Visitor Privileges and Regulations

1. No horse that is not stabled here is permitted on the premises at any time without the permission of the Equestrian Committee.
2. No group tours of the facilities or instructional groups will be allowed without the permission of the Equestrian Committee.
- 3. Horse Trainers will be permitted with prior approval from the Chairman. All Trainers are required to be licensed, have insurance and sign a release. Any horse training approved will be permitted in the ridding ring paddock out front.**

Equestrian Woods Horse Boarding Rules & Regulations Rental Agreement

**Return this original signed page to Chairman, copy for your records

H. Compliance and Rental Agreement for Boarding:

Anyone found in non-compliance with the above rules and regulations may lose boarding privileges. All complaints or disagreements will be reviewed by the Equestrian Committee, and if necessary, resolved by the Equestrian Woods Maintenance Association Board of Directors whose decision will be final. These rules may be amended, modified or revoked by the Equestrian Woods Maintenance Association Board of Directors.

I acknowledge receipt and have read the "Rules and Regulations Governing the Horse Facilities" and the "Agreement to Rent Stable and Paddock Space".

I have returned a signed "Agreement to Rent Stable and Paddock Space" form and have given proof of the insurance clause in such agreement.

I have provided a satisfactory health certificate along with proof of current vaccines for my horse. I have also performed worming within the last six months on my horse. I further understand that a satisfactory health certificate and proof of current vaccines will be required for each year my horse is boarded. And that my horse will receive regular six (6) month worming.

I have also given proof of my own health insurance and all forms required in Section B of these Rules and Regulations.

I understand and agree to abide by the "Equestrian Woods Rules and Regulations" and the "Agreement to Rent Stable and Paddock Space" or forfeit the privilege to ride and/or maintain a horse in Equestrian Woods.

I understand that if my horse is not compatible in this paddock after all rotations have been exhausted, I will be asked to willingly board my horse in a stall only or forfeit boarding rights.

Horse Owner _____ Date _____
(Signature)
Print Name _____ Date _____

Quick Check List for Boarding in Equestrian Woods

Completed and Signed Registration form

Signed Compliance and Rental Agreement

Prior Boarding Reference

Proof of Yearly Satisfactory Cogging Test

Satisfactory Health Certificate

Required Vaccinations (*input dates-all shots must be current -1year)

- 1) Rabies
- 2) Botulism
- 3) Tetanus and flu
- 4) Rhino
- 5) West Nile Virus
- 6) EEE/WEE (Eastern/Western Equine Encephalomyelitis)
- 7) Regular worming every 6 months

Proof of Rider/Riders health insurance

Deposit of \$100.00

Quarterly Horse Boarding fees due upon arrival