



EQUINE FACILITIES

RULES AND REGULATIONS

RANCH AT ROARING FORK EQUINE FACILITIES Philosophy: The Ranch at Roaring Fork Homeowners Association (the “Association” or “RRF”) has allowed homeowners the privilege of pasturing their horses on the Ranch property. This privilege includes use of a fenced pasture, corrals or paddocks, horse sheds, and an area for stacking hay, a riding arena, an elaborate trail system, a hitching post, horse trailer parking area, barn and tack room. The land and these facilities are the property of the Association and may not be altered without its approval. It is the intent of the Association and the owners of horses at the Ranch that the costs dealing with the care and feeding of these privately owned animals be borne solely by the horse owners themselves.

The Association’s Board of Directors has appointed an Equine Advisory Committee (the “Equine Committee”) and a Chair of that Committee (the “Chair”) to assist with the care and management of the horses at the Ranch. Approval for major actions must be obtained in advance from Ranch management and the Association’s Board of Directors. The RRF endeavors to maintain a clean, safe, disease and worm free environment. The horse owners are responsible for maintaining a safe, clean environment. All violations will be reported to Chair of the Equine Committee and/or RRF management.

1. Veterinary and farrier services, grooming and diligent daily cleaning of the paddocks and loading areas are expected and required and are the responsibility of each horse owner. If an owner’s horse becomes exposed to a communicable disease, the owner may be required to quarantine the horse until it may be returned to the herd safely. Each animal is solely under its owner’s care and the RRF assumes no responsibility to provide care for any animal.

2. Horse owners must register their horses at the Ranch Office prior to arrival, must meet the established veterinary standards and must sign a Horse Hosting Agreement and Liability Release in the attached form provided by the Association. The following fine structure will apply for each month a complete horse registration information package is not received at the Ranch Office. A complete horse registration package includes (1) Registration Form; (2) Boarding Agreement; (3) Rules and Regulations; (4) Waiver and Release; and (5) Hosting Agreement (if applicable):

- \$100 fine if all horse registrations are not received BEFORE horse arrival.
- Additional \$100 fine if all horse registrations are not received within 30 days of horse arrival.
- Additional \$200 fine if all horse registrations are not received within 60 days of horse arrival.

- Additional \$300 fine if all horse registrations are not received within 90 days of horse arrival.
- After 90 days, if all horse registrations are not received, boarder will have 30 days to remove their horse upon written notification.
- Falsification of horse ownership will result in a \$100 fine per day and immediate removal of the horse involved.
- Horse owner's failure to comply with any of the guidelines, rules and regulations throughout this Agreement will result in a \$100.00 fine per occurrence.

3. Community Facility: The equine area of the Ranch is a shared facility. Barn, stalls, arena, round pen, paddocks, parking and pastures are shared areas. Should someone have a special situation for their horse, the Committee must be informed and the Chair, along with the Committee, will allow or deny that particular circumstance in its sole discretion. Priority consideration will be to injured, sick or new horses being in isolation or in the process of being integrated. (See concessions)

4. Barn Protocol

- a. Any costs or expenses associated with damage to the facility, absent normal wear and tear, caused either directly or indirectly by a horse owner or their horse to the facility or property will be the sole responsibility of the horse owner.

- b. Stall Use

- i. When using stalls, a minimum of 3 bags of shaving must be covering the stall mats at all times
- ii. The stalls and connecting paddocks must be cleaned on a daily basis when in use
- iii. After temporary use of a stall, the stall must be cleaned and prepped for another horse to use including:
 1. stripped of shavings
 2. walls and the mats washed with diluted bleach
- iv. water pumps in the stalls cleaned daily to prevent blockage
 1. Please clean water pumps inside and outside
- v. When the heaters are in use they must be dusted on a weekly basis
- vi. bars of the stalls cleaned on a weekly basis

- c. Tack Room

- i. The tack room should be kept clean and organized at all times
- ii. All blankets or sheets not being used frequently should be stored elsewhere by owner
- iii. Each owner will be allowed one saddle in the tack room per horse
- iv. All storage totes must be matching gray Rubbermaid Brute available at Lowes and shall be provided by the owner
- v. All grain must be stored in matching gray Rubbermaid Brute trash containers and marked with the owner's name

- vi. All treats and other food must be kept in storage tight containers
- vii. Mice traps must be monitored on a daily basis

d. Aisle and Overall Property

- i. The gravel in front of the barn shall be raked 3 times/week when there is no snow
- ii. The lights in the barn should be dusted on a weekly basis
- iii. All manure must be removed from the aisle and the stall shall be washed immediately
- iv. The barn aisle must be cleaned after use
- v. No horses are allowed to be tied to stall doors
- vi. No items, such as hay, equipment, etc. are allowed to be stored in empty stalls
- vii. Wheelbarrows must be emptied immediately after use
- viii. Wheelbarrows are to be stored properly in the hay barn
- e. There will be an organized, detailed barn cleaning party 2-3 times a year that all boarders are required to participate in

5. Safety: Common Sense Prevails

- a. Safety is our priority. If you have any questions or concerns about our policies and procedures that affect the safety of others or the horses, notify the Committee or Manager immediately
- b. Be thoughtful and conscientious of others
- c. Horses must be on a lead when bringing them through any pasture
- d. State laws of inherent dangers apply

6. Arena

- a. The arena is a shared amenity and is available for various disciplines including but not limited to jumping, training, dressage, etc. Equipment such as barrels, poles and jumps must be removed after riding in the arena
- b. If multiple owners are using the arena at the same time, common courtesy and arena riding rules apply

7. New horses: Prior to bringing a new horse onto Ranch property, the owner must:

- a. Complete a registration form and submit to the RRF office
- b. Furnish a health certificate from the owner's veterinarian confirming the overall good health of the animal and proof of current vaccinations including West Nile and wormer
- c. Receive written acceptance from the Chair or Ranch Manager (text/email is acceptable)
- d. Upon arriving on Ranch property, new horses must be kept in one of the isolation paddocks for a minimum of 3 days before being slowly and appropriately introduced into the herd

- e. Foals with mother will be boarded at 50% charge until the foal is weaned and/or winter feeding begins.
 - f. Any pony or horse under one year not boarded with its mother will be boarded at the adult fees
8. Pastures
- a. Equine Committee will determine appropriate herds and pasture locations as appropriate. During the winter there will be pastures with night feed in them to be used when gates are opened in the early evening
 - b. "TLC" Pasture: A single pasture will be dedicated as a "TLC" pasture for those animals requiring attention
 - c. A "TLC" animal will be determined by the Committee
 - d. "TLC" requirements:
 - i. excess of 18 years old
 - ii. infirmed, injured
 - iii. peaceful companion to a TLC horse
 - e. The animals in the "TLC" Pasture will be fed as all other pastures are fed and any additional needs are the responsibility of the individual owners
9. Dry-Lots and Paddocks
- a. Any horse utilizing a dry-lot or paddock is the sole responsibility of the horse owner. This includes feed and water
 - b. Dry-lots and paddocks should be cleaned daily
 - c. After use, the space should be thoroughly cleared of manure, feed and water for the next user
 - d. Dry-lots are available on a first come daily basis
 - i. Equine Committee can approve certain exceptions
10. Low Feed Pasture
- a. In the summer months, there may be a "dry lot" or "low feed lot" for horses that cannot be on much grass, to be determined by owners
 - i. Generally, this is a shared space and horses will rotate
11. Common Areas
- a. Mucking - It is understood that owners will clean up after their horses immediately in the common areas (arena, hitching post, trailer parking, etc.)
 - b. Trailers are not to be swept out in the common area. The manure pile is located across from the hay barn and wheelbarrows and pitchforks are provided
 - c. Share space equitably and ethically
 - d. The Equestrian Facility is accessible to the general RRF community and are welcome to visit the space. RRF general members should not enter tack room or feed horses
 - e. Be considerate at all times of those around you and your surroundings

12. Negligence

- a. Negligent care of horses, as determined by the Chair and/or Ranch management and backed by veterinary opinion, is unacceptable and will result in fines to the owner, eviction and possible notification of the Humane Society and/or removal of the animal from the owner's care

13. No smoking at any time in the Equine Facilities and associated areas

14. Nuisance Horses: All reports that a horse is a nuisance or danger will be investigated promptly by the Chair or the Ranch Manager. If confirmed in the reasonable judgment of the Chair or the Ranch Manager, remedial steps will be implemented promptly, including, if appropriate, removing the horse from the herd and placing it in a paddock.

15. Veterinary

- a. All horses are required to have all necessary vaccinations and/or shots and to be wormed prior to arriving and during their stay at the Ranch
- b. Worming is mandatory in the spring and fall, generally in mid-May and mid-November
 - i. The Chair/Committee will notify the owners of the date and time
 - ii. Required spring shots are a 4 way (eastern and western Encephalitis, Influenza and Tetanus) as well as a Rhino shot
 - iii. Required fall shots required are a combination of Rhino and Influenza
 - iv. The horse owner must comply and show proof of care, or there will be a \$100 charge/horse
 - v. The Ranch uses Quest in both fall and spring (subject to change)

16. In case of an emergency, every effort will be made to contact the owner, but in the event the owner is unavailable, the Chair and/or Ranch management will make the decision regarding the needs of the animal. Any emergency veterinary costs will be billed to and be the responsibility of the owner.

17. Feeding

- a. The Ranch provides a year-round feeding and pasturing program for boarded horses, which is designed to meet the basic needs of the horses
 - i. It is not designed for, and is not recommended for, horses that require special care
 - ii. Winter feeding occurs from mid-November thru mid-May.
 - iii. A pasture rotation program begins in May and utilizes several different pastures. Summer hay is not provided
 - iv. Horses requiring temporary relief from this program may be placed in a paddock
 - v. Please notify the Chair and/or the Ranch office if you require the use of paddock for an extended period of time

18. Guest Privilege

- a. A guest must be accompanied by the horse owner
- b. The Chair, Committee, the Ranch and Ranch employees, contractors and agents are not liable or responsible for any injury or damage to any person, animal or property resulting from use of any Ranch property
- c. A guest's written consent and waiver is required in advance (a form is available at the Ranch Office) together with proof of up to date vaccinations and worming requirements
- d. If a guest horse stays overnight, there is a \$40/day charge to cover the cost of paddock and hay
 - i. Guest horses must be kept in a paddock and may not be turned out with the herd
 - ii. The time limit for guest horses is two (2) weeks

19. Hard Helmets

- a. Individuals under the age of 13 years must wear hard helmets when on horseback on Ranch premises
- b. Individuals 13 and older, Management strongly recommends the use of hard helmets

20. Management requires anyone under 13 to be supervised by an adult

21. The Ranch is not responsible for anything lost, stolen or damaged in the Equine Facility Area

22. Any rider or handler other than the horse owner must contact Ranch Management and sign a Participation, Waiver and Release form. Signed forms will be kept on file in the Ranch Office.

23. Herds will be managed by the Ranch Equine Committee

- a. Combined herds are a requirement and boarders must fit into this structure without causing problems
- b. If problems persist, the animal may be required to leave the RRF

24. Outside instructors wishing to provide instruction must provide proof of insurance in accordance with Ranch at Roaring Fork regulations.

- a. Instructor must provide valid and current proof of insurance to be filed in Ranch Office

25. Trailer Parking

- a. For a separate fee, boarders are welcome to store one horse trailer at our facility (does not include RV hook ups)

26. Code of Conduct

- a. Common courtesy is mandatory. Be considerate at all times of those around you and your surroundings
- b. Respect all staff, clients, parents, guests and their property. Disrespect will not be tolerated
- c. Personal grievances can be addressed to the Chair and/or Equine Committee if unsolvable between individual members
- d. Unacceptable behavior:
 - i. use of profanity
 - ii. aggressive behavior
 - iii. assault

27. Probation/Enforcement

- a. Repeated violation of the equine rules, or two written warnings by the Chair and or the Ranch Manager, to the owner will result in the owner being placed on probation. Indices for warnings, probation and possible eviction:
 - 1. does not pay on time
 - 2. does not get along with other boarders
 - 3. does not get along with barn members and/or staff
 - 4. does not follow barn rules
 - 5. rides and/or handles their horse in an unsafe manner
 - 6. horse is dangerous and/or destructive
 - 7. not caring for their horse properly, particularly at self- care or partial care boarding facilities
- b. The terms of the probation will be in writing. Violation of probationary terms will result in immediate loss of horse privileges on the Ranch for a time period or permanent eviction. Enforcement actions shall be at the discretion of the Committee

28. Special Considerations/Concessions

- a. As part of the Barn Donation negotiation to the RRF by Anne Cooley, she maintains the right of use to two stalls *one being closest to the tack room and any one other while her horses are on site

* Refusal to follow these policies and procedures and cooperate with this stable could result in eviction from the property without notice, either temporarily or permanently

**Please Note: The Ranch may amend, supplement, alter, change, replace or restate the Facility Rules at any time and from time to time.

I acknowledge reading and understanding the above. I will abide by these rules and regulations:

Date: _____

Horse Owner Printed Name: _____

Horse Owner Signature: _____