

W.R.E.R. EQUESTRIAN AREA RULES AND POLICIES

Ref. Bylaws 6.1.4 and CC&Rs5.3

Any environment in which there are horses is one in which there is an intrinsic risk to the safety of the horses and the people around them. Therefore, an owner, leaser or agent of any riding stable, rodeo ground, training or boarding stable or other private property that is used by the rider or handler of an equine with or without the owner's permission is not liable for injury to or death of the equine or the rider or handler (Excerpted from the Arizona Horseman Liability Law). It is the goal of the Will Rogers Equestrian Ranch Community Association and Equestrian Center staff to provide the safest environment possible for the enjoyment of all. Horse owners and non horse owners alike are responsible for informing their children and guests about the rules and policies for the Equestrian Center. The WRER Equestrian Area is for the use and enjoyment of the entire WRER community. The Equestrian Area and its facilities are limited in size and numbers. Therefore, common courtesy is of the utmost importance. Please learn and follow the rules and policies for everyone's safety and enjoyment.

(Note) The Equestrian Area is designated as the fenced area south of the white fencing and black entrance gate.

EQUESTRIAN AREA RULES

1. All guests will be accompanied by a WRER resident until such guest signs a "**Guest Release and Hold Harmless Agreement**".
2. Barn Manager shall be notified as to when someone other than you or another WRER horse owner will be handling your horse, such as a trainer, vacation care, ect. Every horse owner is responsible for seeing that guests that will be handling horses or entering stalls sign a **Guest Release and Hold Harmless Agreement**, to be deposited in the mail drop in the northeast door at the Barn Manager's office in the Clubhouse. Parents must sign for guests under 18 years of age. These agreements need to be renewed annually.
3. Stalls may not be leased or rented to anyone other than an Owner, or someone who is occupying an Owner's property pursuant to a lease or rental agreement. (see stall policy)
4. No more than one (1) animal shall be kept in any stall (16x12), except that a mare and her foal may be kept in the same stall until the foal is six (6) months of age.
5. No studs (over the age of 6 months) are to be kept at the Equestrian Facility.
6. Riders under the age of 12 or the age mandated by Arizona State law must wear helmets. All riders must wear helmets during jumping events
7. Children under the age of 12 must have adult supervision while in the Equestrian Area.
8. Pets must be on a leash at all times.
9. At no time should a vehicle or trailer be parked in a fire lane.

10. Any and all event(s) and or gatherings at the equestrian area must first be presented to the community through the barn manager. All decisions can be appealed to the board.
11. Perimeter gates to the Equestrian Area are to remain closed at all times. This helps contain horses that might get loose in the barn or trailer parking areas.
12. No sitting, standing on, or tying to gates.
13. City ordinance requires that arena lights must be out by 11:00 pm, except during competitive events that need to finish.
14. You are responsible for cleaning up after yourself, your farrier and your horse in the Equestrian Center areas such as aisles, wash racks, hitching areas, parking lots, and roadways. Trash, waste and litter shall be placed in designated receptacles.
15. Stalls may not be used for personal storage of equipment or other items. They may only be used for confining and sheltering permitted animals.
16. Do not turn out your horse with another loose horse without the owner's permission. Never ride in an area where there is a loose horse. (safety issue as well as holding up an arena for other riders use).
17. Riding your horse in any stall or in the aisles is prohibited.
18. Relocation of a horse to a different stall must first be approved by the Barn Manager. A check-out/check-in procedure must be conducted by the Barn Manager. (refer to new horse policy, and stall policy)
19. Horses must be under control at all times with bridle or halter when not in a stall, arena, turnout areas, or round pen.
20. Do not give treats to any horse other than your own without owner's permission.
21. Vehicle parking is limited to designated areas in the Equestrian Area.
22. No horses are allowed on public streets and sidewalks within the subdivision. (Per Town of Queen Creek Zoning requirements).
23. Speed limit in Equestrian Area is 10 mph.
24. Do not allow any horse to eat trees or shrubs on premises.
25. Only tack, tools and grooming supplies are to be kept in tack rooms.
26. Horse treats, additional feed, supplements, etc. may not be stored in tack rooms or barn areas. Tack rooms must be kept locked at all times. (combine 26 & 27)
27. Do not use or move other people's equipment, grooming supplies ect. without permission.
28. Do not alter or change any stall or tack room without written permission from the Barn Manager.
29. Trailer parking in the Equestrian Area is by permit only.
30. Wash racks shall be hosed off after use and the hose rolled up.
31. Never leave a horse unattended while in the wash rack.
32. All first aid supplies (human & horse) are reserved for emergencies only, not for general use. These items are located in the first stall on the west side of Barn B. Replace used items in a timely manner.
33. Arenas and round pens shall be designated as riding and lunging in a controlled manner, or may be used for turnout (as posted by the Barn Manager). Riders always have priority over turnouts, as well as round pen work. Loose horses in arena(s) or round pen(s) must be removed promptly if requested by any person wanting to ride or lunge. Any horse(s) which are not promptly removed may be removed and returned to their stall(s).

34. Turn out pens, (South of barns), are for turning out loose horses.
35. Jump(s), standard(s) pole(s) ect shall be taken down and stored on the same day as usage. (by the user of the equipment)
36. Owners shall only use one area at a time (i.e. do not turn your horse out in one area and then go use another area with a different horse.).
37. Loose horses in the arena(s), turn out pens, or round pens should be supervised. Any horse left unattended in an arena or round pen may be removed and returned to their stall by anyone needing to use the arena or round pen.
38. Any area used for loose horse turnout, (Arena(s), Round pens(s), or Turn out pen(s), shall be limited to 30 minutes. (Due to the limited number of turn out pens)
39. Turn out arena lights, round pen lights or turnout area lights if you are the last to leave.
40. Arena Rules
 - a. Think Safety First
 - b. Arena users shall conduct themselves professionally and be courteous and considerate toward other riders at all times
 - c. Don't block arena gates, when entering the arena be careful not to cut off another rider
 - d. Keep all gates closed
 - e. When over taking traffic in either direction, alert fellow rider(s) with a "passing on your right/left. Be sure to pass in any direction with plenty of clearance.
 - f. Do not ride or stop along the rail to converse with people; move towards center
 - g. Mount and adjust tack out of traffic areas
 - h. Do not ride up on another horse's heels. Keep at least two horse lengths away from any other horse
 - i. Be considerate to riders having a lesson
 - j. Immediately exit any horse and or rider from the arena that is not completely under control or may in danger other rider(s) and or horse(s)
 - k. Only one horse may be lunged in the arena(s) if rider(s) are present. Two may lunge if no riders are present. Be considerate to rider(s) in the arena, lunge in a controlled manner.
 - l. If your horse kicks (place a red ribbon in tail) or bites, alert other people and try to stay away from others
 - m. Pay attention to what other riders are doing

EQUINE HEALTH POLICY

1. The following requirements must be received by the barn manager at least 3 business days prior to arrival of a WRER resident's horse to live in the Equestrian Area:
Provide proof of ownership, lease agreement, or trial agreement. (Lease or Trial agreement shall be for a specified duration as agreed upon by the Barn Manager). Provide a health certificate (dated within the last 30 days) from a practicing veterinarian. Complete a Horse Information Form (see addendum). Provide a valid Negative EIC Coggins certificate (applicable to horses arriving from out of state). Proof of current vaccinations (see paragraph 2 below for list).
2. All horses and mules must be wormed and receive vaccinations a minimum of two times per year for disease control and prevention. These basic treatments can be done by a veterinarian or the owner. Each horse owner shall provide to the Barn Manager a copy of the receipts of what was used to be placed in the horse owners file. The vaccinations are to be done in April (Tetanus, Encephalomyelitis, Influenza and Strangles, West Nile, with Rabies optional) with a booster in October (Flu). The minimum de-worming shall be done in winter and summer. If these treatments are not arranged by the horse owner, the Barn Manager will arrange for these to be done and the horse owner will be billed.
3. All horses must receive regular professional hoof care and annual professional dental care.
4. If you suspect that a horse looks off or ill, notifies the Barn Manager and/or owner ASAP.
5. Any horse that has been diagnosed with a contagious disease shall be quarantined at the direction of a veterinarian. All owners shall be notified immediately.
6. A DO NOT HANDLE sign will be posted on the stall of any horse under confinement orders from a veterinarian.
7. A record of any procedures, copies of health certificates and proof of ownership, lease agreements, or trial agreements shall be kept on file in the Barn Managers office. Owners are encouraged to keep a duplicate set for their records.
8. WRER resident's guest stabling horses over night at the equestrian area shall contact the Barn Manager for approval and accommodation requirements.

NEW HORSE POLICY

1. Barn Manager shall be notified of any new Horse Owner by the community Association (CA) via written notification.
2. Barn Manager shall contact the new horse Owner and inform the Owner of the Equine Health Rules and requirements, and arrange with them a mutual time for the arrival of any new horse(s) (per the WRER Equestrian Area Rules & Policies). **NO UNSCHEDULED HORSES WILL BE ALLOWED ON WRER PREMISES WITHOUT THE APPROVAL OF THE BARN MANAGER OR OTHER AUTHORIZED PERSON**
3. Upon notification of arrival of new horse(s), Barn Manager will have prepared the appropriate number of stalls, including a feeder, watering device, and lock pin for stall gate.

4. At least three days prior to arrival of new horse(s), Barn Manager will have checked paperwork to ensure that all requirements of the Equine Health Rules are met (see WRER Rules & Policies).
5. If at any time during the arrival process, the Barn Manager should determine that said horse or horses may be “off”, ill, or missing proper veterinarian documentation of health and immunizations, horse or horses will be placed into isolation. (See WRER Rules & Policies). Any horse that arrives prior to the inspection of the Barn Manager shall be temporarily isolated from all other horses until Barn Manager has seen the horse.
6. Barn Manager is responsible for conducting a review of WRER Equestrian Area Rules & Policies with the new Horse Owners, including a walkthrough of barn area, and a run-through of barn operation, layout, feed options, etc.
7. Barn Manager, upon completion of New Horse Arrival procedure, will create a record for each new horse for the file, and create and complete a stall name plate for each feeder, as well as indicate on each stall the type of feed and quantity for each horse.

HORSE ISOLATION POLICY

1. During isolation period, horse(s) will only be allowed in designated isolation stalls and designated round pen. (said pen will be designated as such with signage).
2. Isolated horse(s) should not be in any common area, arenas or other barns, turnouts or round pens.
3. Barn Manager is responsible for authorizing the release of said horse(s) from isolation. Any questions in this regard should be directed to Barn Manager.

QUARANTINE POLICY

1. Quarantine of an animal is imposed at the direction of a veterinarian.
2. During quarantine period, horse(s) will only be allowed in designated isolation stalls and designated round pen (said pen will be designated as such with signage).
3. Quarantined horse(s) shall not be in any common area, arenas or other barn, turnouts or round pens.
4. Procedures for feeding, cleaning stalls or handling quarantined animal(s) will be at veterinarian’s direction.
5. Horse(s) must be cleared by veterinarian in order to leave quarantine and return to general population.

BORROWED, LEASED, OR TRIAL HORSE POLICY

1. Being subject to all WRER Equestrian Area General Rules, Guidelines, and Policies, any WRER resident responsible for a borrowed, leased, or trial horse shall provide in writing, an agreement between the horse owner and WRER resident, to the Barn Manager for approval. All agreements shall be renewed monthly.

RESIDENT GUEST HORSE POLICY

1. WRER residents stabling a guests’ horse at the equestrian area shall contact the Barn Manager for approval and accommodation requirements. WRER residents shall be responsible for any fees deemed applicable by the Barn Manager. Fees shall be collected by the Barn Manager prior to arrival of a guests’ horse. (**\$15.00 per day**)

FEED AND CARE POLICY

1. Standard Feeding Policy allows each horse to receive 1-1/2% to 2% of the horse's body weight in hay, divided into two feedings each day (Pellet measurement should follow manufacture's recommendations, using the same formula). See Barn manager with any questions on determining correct amount.
2. Questions regarding feed quantities should be addressed to the Barn Manager.
3. Feed amounts above will be considered "standard". Any amount over and above these percentages will be billed to the Horse owner by the current management company.
4. This policy follows industry-standard recommendations for maintenance level of a pleasure horse. Other recommendations apply for pregnant or lactating mares and performance horses. These feeding plans would fall outside of the standard recommendation, and could be subject to additional cost by Horse Owner. Please see Barn Manager with any questions.
5. Feeding options shall include Bermuda grass hay, alfalfa or pellets. Not to exceed recommended percentages, as stated in item above.
6. All feed arrangements and or changes must be made **ONLY** with the Barn Manager **in writing**. **DO NOT ASK BARN EMPLOYEE(S) to make changes to your horses feed amounts! (not new)**
7. If a horse is not fed, notify the Barn Manager immediately. IF the Barn Manager is not reachable, contact a Barn Committee Member.

SHARED COST / STABLE FEE POLICY

1. The owners of the horses and mules kept at the Equestrian Center will share the basic costs of feed, bedding, fly control, labor, water, waste disposal, and the equipment that pertains only to horse care (rakes, shovels, trailers, etc.). Individual special needs that create expense above the shared cost will be determined by the Barn Manager and will be billed to the individual owner.
2. All horses stabled at WRER shall be considered permanent and the horse owner responsible for paying the current monthly stable fee, until written notification is received by the Barn Manager stating otherwise.
3. Owners reinstating a horse after leaving per written notification shall be subject to NEW HORSE POLICY.
4. New horses (subject to New Horse Policy) shall pay a prorated stable fee, (Determined by and collected by the Barn Manager) for the remainder of the month, a set up fee of \$20, and a surcharge of \$100 to establish and maintain a positive stable account balance.
5. Basic stable fees plus any additional amount are due upfront on the first of each month. Payable to the current property management company. Any late fees or additional charges shall be billed to the owner by the property management company.
6. Current stable fees shall be promulgated as necessary.
7. Stable fees are non-refundable. Any horse leaving temporarily throughout the month shall not receive a credit for days gone.
8. Any horse leaving temporarily is entitled an equal amount of feed and bedding to days gone.

STABLE ACCOUNTING POLICY

1. WRER general operating account may fund stable account due to a temporary short fall of funds caused by unanticipated, higher than normal, monthly operating costs. All funds will be repaid to the general operating account as funds become available in stable account.
2. A surcharge will be assessed to all current and new horse arrivals to establish and maintain a positive stable account balance.
3. Monthly stable fees will be based on actual monthly operating costs of a single stall rounded up to the next \$10 for anticipated cost increases.
4. Double stall fee or surcharge will be 25% above single stall fee or surcharge.
5. Monthly stable fees will be adjusted as actual costs necessitate.
6. Horse owners will be notified of changes to monthly stable fee as far in advance as possible via postings, personal notification, or phone contact from a Board member or the Barn Manager.
7. Resident Guest Horse rate is \$15.00 per day. When a WRER resident gives notice to permanently remove horse(s), the guest rate will be applied starting the first of the month when the stable fee is due.

STALL POLICY

1. Barn stall policies are designed to be fair to all WRER residents
2. **Barn E.** shall remain closed to permanently stabled horses until at such time it becomes necessary, due to an increased number of horses at the Facility. Barn E. will be used for isolation, guest horses, etc. as deemed necessary by the Barn Manager.
3. Existing **IN AND OUT STALLS** (D6 and D10) will be converted back to 12X16 stalls. (*Trial period discontinued Spring 2006*)
4. Per CC&R 3.1 and this policy, any **DAMAGE** to any stall, watering device, feeder, or equestrian facility amenities, outside of normal wear and tear, (Per Barn Manager), will be paid for by the owner, horse owner, or owner responsible for a horse, causing damage. Barn Manager will notify horse owner of damages, and costs of repair. The Property Management Company will bill horse owner, for damage cost.

NONPAYMENT OF STABLE FEES POLICY

1. Stable fees not paid will be handled in accordance with Arizona law.
2. Arizona Revised Statutes (Department Statutes)
 - 2.1. Chapter 11- Ownership, Control And Regulation Of Livestock
 - 2.2. Article 4- Dominion Over Animals
3. Lien for feed, pasturage and other services

- 3.1. A person who furnishes pasture, feed or other services for livestock on the premises of that person has a lien on the stock for the amount of the charges that are due and unpaid. A person having such lien may retain the stock until the charges are paid. If possession continues for twenty days after the charges accrue, and the charges have not been paid, the person retaining possession of the stock may perfect the amount of the lien by filing an action in either superior court or justice court, according to the amount in controversy, in the jurisdiction of the holder of the stock. The hearing shall be held not less than ten and not more than twenty days after the date the action is filed in court. If the prevailing party does not receive payment due within ten days after the final judgment of the court, the prevailing party becomes the owner of the stock. The court shall after the final judgment of the court; the prevailing party becomes the owner of the stock. The court shall award the prevailing party court costs and reasonable attorney's fees.
- 3.2. On presenting a judgment of the court in the appropriate jurisdiction awarding ownership to the holder of the stock in satisfaction of the lien, the department shall issue to the holder of the stock such ownership and hauling certificates, certificates of inspection or other papers ordinarily required on the transfer of ownership of livestock.

ENFORCEMENT/ EXECUTION

Being designated and directed by the WRER Board of Directors, the Barn Manager is the final authority in the day to day activities and operations of the WRER Equestrian Area. Although this is not all inclusive list of policies, the Barn Manager is the final authority in the enforcement and execution of all WRER Equestrian Area Rules and Policies. Reoccurring infractions of WRER Equestrian Area Rules and/or Policies could result in the suspension of common area use rights per bylaws 9.1, CC&Rs 3.3 and 4.11.