

ADDITION TO:
**WRER EQUESTRIAN AREA GENERAL RULES, GUIDELINES,
AND POLICIES**

EFFECTIVE JANUARY 17, 2006

CC&R Section 5.3C1

Stall Policy

Barn stall policies are designed to be **fair to all WRER residents**

Any stalls open in Barn A, B, C, or D, may be selected by a resident of WRER desiring to stable a horse at the Equestrian Facility, subject to Barn Manager Approval, taking into consideration an individual horse's compatibility with an existing horse, foaling date, temporary vet. needs, etc.

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.

Double Stalls:

No further double stalls will be created. As existing double stalls, (B32/34, C22/24, C25/27, C26/28, C29/31, C30/32, C33/35, C34/36) become open, (owner giving written notice to Barn Manager and removing existing horse), B32/34 will remain open for temporary use as a foaling stall when needed, C33/35 will remain open for use as a temporary vet. stall, and the remaining double stalls will be converted back to single 12X16 stalls.

In and out stalls:

Existing in and out stalls, (D6 and D10) will be converted back to 12X16 stalls upon effective date of this policy.

Wooden stalls: (B2,4,6,8,10,12,14,16,18,20,22,24,26,28, and 30) will be converted to a uniform scheme (per Barn Manager) in order to restore a neat appearance while maintaining the integrity of B barn.

Damage to stalls:

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 costs.

Being directed by the WRER Board of Directors, the Barn Manager will be the final authority in the execution and enforcement of all Barn Stall Policies.

STABLE ACCOUNTING POLICY

March 21, 2006

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.

A surcharge will be assessed to all current and new horse arrivals to establish and maintain a positive stable account balance.

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.

Double stall fee or surcharge will be 25% above single stall fee or surcharge.

Monthly stable fees will be adjusted as actual costs necessitate.

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.

ADDITION TO:
**WRER EQUESTRIAN AREA GENERAL RULES, GUIDELINES,
AND POLICIES**

**EFFECTIVE JANUARY 1, 2006
Amended March 21, 2006**

CC&R Section 5.3C1

Stable Fee Policy

All horses stabled at WRER shall be considered permanent until written notification is received by the Barn Manager stating otherwise.

Owners reinstating a horse after leaving per written notification shall be subject to NEW HORSE POLICY.

New horses (subject to New Horse Policy) shall pay to the Barn Manager upon arrival, a prorated stable fee 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.

Basic stable fees, plus any additional amount due, are payable upfront on the 1st of each month to the current Property Management Company. Late fees shall apply after 30 days.

Any late fees or additional charges shall be billed to the owner by the Property Management Company.

Current stable fees shall be promulgated as necessary.

Double stall fees shall be determined by the Barn Manager and approved by the Board of Directors.

Stable fees are non refundable. Any horse leaving temporarily shall not receive credit for days gone.

Any horse leaving temporarily is entitled an equal amount of feed and bedding to days gone per approval of Barn Manager.

Borrowed, Leased, or Trial Horse Policy

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

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 paid to the Barn Manager prior to arrival of a guests' horse.