

RANCH AT ROARING FORK HORSE FACILITIES

Philosophy

Almost since its inception, the Ranch at Roaring Fork Homeowners Association (RRF) has allowed homeowners the privilege of pasturing their horses on the ranch. This privilege includes use of a fenced pasture, corrals or paddocks, horse sheds, and area for stacking hay, a riding arena, an elaborate trail system, a hitching post and horse trailer parking area. The land and these facilities are the property of the Association and may not be altered without its authority. It is the intent of the Association that all costs dealing with the care and feeding of these privately owned animals be borne exclusively by the horse owners themselves. Rules and regulations regarding horse management is entrusted to Horse Owners and the Chairman who have the responsibility of obtaining approval for major actions from Ranch management and the Association Board of Directors, who act on behalf of the Homeowners.

Safety

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 the Horse Chairman and/or Ranch management. Veterinary and farrier services, grooming and diligent daily cleaning of the paddocks and loading areas is expected and is the responsibility of each horse owner. If your horse becomes exposed to a communicable disease, you may be required to quarantine your horse until it is safe to return it to the herd.

Rules and Regulations

Each animal is under its owner's care and the RRF assumes no responsibility.

All horse owners must register their horses at the Ranch Office and must meet the established veterinary standards and acknowledge acceptance of the RRF Rules and Regulations. Applicants will be asked to provide proof of ownership. There is a \$100 fine per day for falsification of ownership and immediate removal of the horse involved.

New horses-Prior to bringing a new horse onto Ranch property, all individuals wishing to board a horse at RRF must:

- a) Complete a registration form showing proof of ownership and provide a color photo of the horse.
- b) Veterinary report: Furnish proof of a negative Coggins test, a health certificate from your vet confirming the overall good health of the animal (no communicative diseases) and proof of current vaccinations including West Nile and wormer.
- c) Receive written or verbal acceptance from the Chairman or Ranch management.
- d) Upon arriving on Ranch property, new horses must be kept in one of the paddocks for a minimum of 3 days before being released into the herd.
- e) Foals with mother will be boarded at no charge until the foal is weaned and/or winter feeding begins. Foals boarding fees will be 50% of an adult horse until the foal is two years old or at the end of the second winter.
- f) Any horse under two and not with its mother will be boarded at the adult fees.

All horses must have regular farrier care.

Mucking - It is understood that owners will clean up after their horses immediately in the common areas (arena, hitching post, trailer parking, etc.) and DAILY in paddocks. Trailers are not to be swept out in the common area. The manure pile is located across from the hay barn and wheel barrows and pitch forks are provided.

Stud horses are not permitted on the Ranch property. Any colt that has not been gelded by the time he is one year old will have to be removed from the Ranch.

Negligence – Negligent care of horses, as determined by the Chairman and/or Ranch management and backed by veterinary opinion is unacceptable and will result in fines to the owner and possible notification of the Humane Society and/or removal of the animal from the owners care.

Probation – Repeated violation of the horse rules will result in owner being placed on probation. The terms of the probation will be in writing. Violation of probationary terms will result in loss of horse privileges on the Ranch for a time period determined by the Chairman and/Ranch management.

Nuisance Horses – Any horse that has been reported by a horse owner as being a nuisance and/or a danger to others will be removed from the herd and placed in a paddock. The Chairman and/or Ranch management will determine the danger of the situation and a decision will be made if the removal of the animal is required.

Tenant Rules

At the discretion of the Ranch management, tenants may be allowed to board horses at the Ranch with the following provisions:

- a) A \$250 deposit per horse is due with the application.
- b) Non-owner boarding fees will be charged \$250 per month and are subject to change.
- c) Written permission from the owner or owner agent of the rental unit is required.
- d) All bills must be paid upon receipt. Property owner is responsible for unpaid bills.
- e) If pasture becomes full, tenant horses must be removed to make room for owner horses.
- f) Tenant must have a minimum of a one (1) year lease. Copy of the lease must be on file at the Ranch office.

Veterinary

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. There is a mandatory worming in the Spring and Fall, generally in mid-May and mid-November. The Chairman will notify the owners of the date and time. You and your horses must be present or there will be a \$15 charge/horse. The Ranch uses Ivermectin in the fall and Roetictin in the spring.

Some may wish to worm your horse more often, but the ranch requires both spring and fall.

Worming is recommended 4 times/year. Spring shots are a 4 way (eastern and western Encephalitis, Influenza and Tetanus) as well as a Rhino shot. Fall shots required are a combination of Rhino and Influenza.

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

Feeding

The Ranch provides a year-round feeding and pasturing program for boarded horses which is designed to meet the basic needs of the horses. It does not and in fact, is not recommended for horses that require special care. Winter feeding occurs from mid-November thru mid-May. A pasture rotation program begins in May and utilizes four different pastures. Horses requiring temporary relief from this program may be placed in a paddock. Please notify the Chairman and/or the Ranch office if you require the use of paddock for an extended period of time. Horse owners will purchase hay under a separate transaction. As in the past, each owner will purchase 2-2.5 tons of hay per horse at the beginning of the winter feeding cycle at the best rate the Ranch can negotiate. No owner will be refunded money for hay if he/she chooses to move a horse before the end of the winter feeding cycle.

Guest Privilege

A guest must be accompanied by you. They are your guests, just as they would be in your home/unit. The Ranch at Roaring Fork Homeowners Association and/or the Chairman or any of the employees are not liable or responsible for any injury or damage to any person, animal or property resulting from use of any horse facility on the Ranch. We ask that you obtain a consent and waiver from your guest – provided by the Ranch office and proof of up to date vaccinations and worming requirements. If they plan to stay overnight, there is a \$15/day charge to cover the cost of paddock and hay. They must be kept in a paddock and may not be turned out with the herd. The time limit for guests is 2 weeks.