

FLYING O RANCH HORSE FACILITIES
Policies/Regulations
November, 2003

Use of Facilities: Flying O equestrian facilities (barn, tack room, round pen & arena) are meant for the use of Flying O property owners and their invited guests. The ranch manager also has access to the facilities, including the use of horse pens that are not in use by owners.

Allocation of Space: Because barn space is limited, horse pens are allocated by the ranch manager on a first-come, first-served basis, one pen per lot, with first priority given to owners who wish full-time accommodation for their horses. In the event that there are sufficient empty pens, owners may request and may be temporarily assigned the use of a second pen. Second priority, also on a first-come, first-served basis is given to owners who need temporary space for their animals. Third priority will be given to owners' invited guests. In all cases, "reservations" must be made and pens will be assigned by the ranch manager. There is no guarantee that all requests can be accommodated.

Doubling Up: Doubling up (two compatible horses to a pen) by an owner or owners is permissible. With the approval of the ranch manager, it may also be permissible to create two smaller pens from a single existing large pen. In the future, if demand is great enough, the community may vote to add additional pens to the existing facility.

Holding Pens: Holding pen(s) are designated for sick horses who may pose a danger to other animals, new and/or visiting horses for a period of time sufficient to ensure that only healthy horses are introduced to the main facility, and owners' horses requiring temporary accommodation (for visits, vacations, etc),

Stallions: No stallions will be accommodated without the prior approval of the ranch manager and users of the barn facility.

Tack Room: Each property owner is entitled to one locker in the tack room, which may be used for tack and/or other storage purposes. Lockers are assigned by corresponding lot number.

Rates & Services: The ranch manager will establish a fee schedule for basic horse services (twice daily hay, feeding, watering, mucking and general oversight of the animals' well-being). Fees will be based on comparable rates for similar services in the area and may be adjusted from time to time to reflect the current cost of hay. Owners/guests will pay the manager directly on a monthly or pro-rated day rate basis.

Feeding: For the safety (and mental health) of the horses, the ranch manager will feed hay twice daily to all horses in the barn. The manager will feed hay supplied by the owner(s) if requested and rates for feeding will be discounted appropriately. Supplemental feeding (grain, vitamins, etc.) may be done by the owner, who may also engage the ranch manager for such special services. Visitors (including owners) are expected to bring their own feed unless arrangements have been made in advance with the ranch manager.

Cleaning: Basic horse services will include cleaning and upkeep of pens by the ranch manager. Owners may choose to clean their own pens and fees will be adjusted accordingly. However, pens must be maintained on an ongoing basis, the expectation being that all pens will be cleaned a minimum of three times weekly. Failure on an owner's part to maintain a clean environment may result in additional charges by the manager for cleaning.

Special Services: Owners may negotiate additional or special services and related fees directly with the ranch manager, who may accept additional responsibilities at his/her discretion.

Owner/Horse Information: Horse owners (including visitors) will provide the ranch manager with complete contact information and health/vaccination and behavioral information for each horse in the barn. (Form to be provided.) The ranch manager will ensure that any pertinent safety information (i.e. "he bites") is clearly posted and that users of the barn facility have access to contact information for each animal.

Turning Out: Horses may be turned out in the gated pond area when it will not interfere with others' use of the Club House and arena facilities. (Riders going to and from the arena must pass through the common area.) All turn-outs must be supervised.

Respect for Others: Owners and invited guests using the horse facilities are expected to do so with respect for the safety and comfort of others. Owners and guests should clean up after themselves and their horses when using the facilities, including the round pen and arena, and ensure that gates and doors are closed and secured when facilities are not in use. Well mannered dogs and young children are welcome with sufficient supervision.

Dangerous or Disruptive Behavior: The ranch manager may, at any time, ask for and expect a halt to dangerous or disruptive behavior by owners and/or guests using the horse facilities, and may request the removal of any horse that for reasons of illness or behavior becomes a nuisance or danger to others.

Additional Rules: The ranch manager and/or owners may propose additional specific rules related to use of the horse facilities which, on approval of the barn committee, may be posted in the barn area and/or distributed to owners and guests.

November 24, 2003