

POLICY/RULES FOR HIDE-A-WAY LAKE STABLES

LOCATION AND AVAILABILITY: Stables are located in the Northeast corner of the subdivision. Stalls for private horses are available. The Club office must be contacted to find out if there are stalls available because the stalls are assigned to horse owners on availability of open stalls. A waiting list is controlled by the Club office.

- 1) Liability: Hide-A-Way Lake Club, Inc. will not be responsible for any equipment that is lost or stolen, or personal injury in or around stable or pasture. Horse owner is responsible for liability of horse and must provide proof of \$300,000 liability insurance on the horse. Updated insurance in the property owner's name will need to be provided to the HAWL office upon the policy's expiration. Failure to provide this information will result in the forfeit of the horse stall.
- 2) Horse owner must present a negative Coggins test dated within the last twelve (12) months to the Club office before horse is moved into a stall. Please note, the Coggins **must** be in the property owner's name. Each horse must have a renewed Coggins test each year or the horse must be moved out. If requested, a health certificate must be provided to the HAWL office.
- 3) A color photo of the horse (minimum size 5" x 7") is required.
- 4) Only members in good standing, dues paid up-to-date to Hide-A-Way Lake Club, Inc. will be allowed to rent a stall. Stall use is charged monthly to account per the current rate. Rent for the full amount from date of this contract will be automatically charged on the 25th of each month to the applicant's HAWL account. The monthly fee will not be pro-rated for spaces obtained or cancelled mid-month but will be billed for the entire month. Failure to notify the office of cancellation will result in continuous monthly billing and will not be credited back.
- 5) Capacity of barn is limited to ten (10) horses. Stalls are assigned on a first come, first serve basis. Stall use must be approved by Club office. Only one (1) horse per stall. Only one (1) horse per family.
- 6) Good horse health/environment practice must be observed such as:
 - a. Deworming and shots for eastern and western encephalomyelitis, tetanus, flu and rhino (proof must be provided upon request).
 - b. Proper feeding and watering.
 - c. Mistreating of horses will not be allowed.
 - d. "Rotating" of horses is not allowed.
- 7) No stallions will be allowed in the barn/stable or pasture at any time. Gelding of stallions must be done AT LEAST 90 days prior to issuance of a stall or use of pasture. Additionally, no pregnant horses are allowed. Should a horse become pregnant while residing in the Hide-A-Way Lake Club, Inc. stables, the owner will have to immediately forfeit the stall.
- 8) Tack room must be shared equally.
- 9) Stalls must be kept clean at all times. If stall is not clean, HAWL will have it cleaned and the owner will be charged for the time and materials. Stalls must be provided with shavings significant to keep stall dry. Water hose must be hung up properly after each owner has finished watering their horses. Each horse owner is responsible for the upkeep of his/her stall. Stall repair must be uniform.
 - a. Area in and around barn must be kept free of litter....such as bottles, cans, paper, etc. Owner is responsible for removing hay or any trash he or his horse has put in hallway of barn. Owners must work together to ensure general upkeep of the barn area (this includes the inside and outside sections of the property).
- 10) HAWL is only required to maintain the fence and the general maintenance of the barn structure. Everything else is the responsibility of the horse owners. If barn, stall, or fences are damaged beyond normal routine maintenance by the horses, the horse owners are required to repair the damage. If they do not comply, damage will be repaired and the owners will be billed as necessary. If we know that a particular horse does damage as described above, that owner will be billed.
 - a. All renovations must meet the approval of the General Manager.
- 11) No smoking in barn at any time.
 - a. No one under the influence of alcoholic beverages or substances of abuse will be allowed in the barn or barn area. No drinking of alcoholic beverages or controlled substances/substances of abuse will be allowed in the barn area at any time.
 - b. Anyone using obscene or abusive language will be asked to leave the barn area.
 - c. No firearms, air rifles/pistols or fireworks will be allowed on premises.
 - d. Try not to use electrical cords in the stalls. However, if you need to, then only use a UL 14 – 16 gauge cord with a maximum length of 25 feet.
- 12) Children, 21 or under, of horse owners will not be allowed in stable or pastures without their parents.
- 13) No dogs will be allowed unless they are on leash or tied.

- 14) No riding except in designated areas as outlined below:
 - a. Pasture and airstrip area which is enclosed by fence.
- 15) Club office must be notified in writing, except in cases of emergency, ie; sickness, if any horse leaves barn for any extended period of time; however a stall cannot be unoccupied, for any reason, for more than thirty (30) days. Should a stall be unoccupied for more than thirty (30) days, then this spot must be relinquished to another renter.
- 16) In barn, horses must be under control at all times--i.e. halter and lead--if any people are in the barn area.
- 17) Horses cannot be fed in the pasture if there are any loose horses present.
- 18) All new horse occupants have thirty (30) days to move in.
- 19) A key will be given to new occupant to open the gate (in the driveway by the road). This gate should remain locked after dark. This key must be returned upon cancellation of horse stall.

NOTE: FALSIFYING ANY REQUIRED DOCUMENTS (I.E. OWNERSHIP PAPERWORK, COGGINS TEST RESULTS, LIABILITY INSURANCE, ETC.) WILL RESULT IN TERMINATION OF THIS CONTRACT AND PERMANENT LOSS OF STABLE PRIVILEGES. ANYONE FOUND IN VIOLATION OF THE ABOVE RULES WILL FIRST BE WARNED IN WRITING. IF RULE IS NOT COMPLIED WITH, THEN HORSE OWNER WILL BE NOTIFIED IN WRITING THAT HE/SHE WILL BE FINED FOR SAID VIOLATION. IF STILL NOT COMPLIED WITH, HORSE OWNER WILL BE NOTIFIED IN WRITING TO REMOVE HORSE(S) FROM HAWL BARN. ANY EXPENSES INCURRED IN DOING THIS BY HAWL CLUB, INC. WILL BE BILLED TO THE OWNER OF SAID HORSE(S).

I, _____ (print name), owner of Lot # _____ , have read the Hide-A-Way Lake Horse Stable Rules and do hereby agree to abide by said rules. I understand that if I am found in violation of any of these rules, I may be required to remove my horse, _____ (horse's name) from the Hide-A-Way Lake Community and may also be charged an administrative fee for said violation.

Signature of Property Owner Date

Signature of General Manager Date

HAWL OFFICE USE ONLY:

- ____ (Initial and Date): Office confirmed account is current.
- ____ (Initial and Date): Received Coggins and proof of \$300,000 liability insurance (both must be in PO's name) and color photo of the horse (minimum size 5" x 7").
- ____ (Initial and Date): AREA ASSIGNED: STALL NUMBER _____
- ____ (Initial and Date): Gave key to PO.
- ____ (Initial and Date): Updated *Horse Stall Occupants* list.
- ____ (Initial and Date): Updated map of stalls.
- ____ (Initial and Date): Informed maintenance so they could unlock the stall.
- ____ (Initial and Date): Bookkeeper updated recurring batch for Horse Stall billing.

After PO Requests Cancellation:

- Date Horse Stall Cancelled: _____
- ____ (Initial and Date): PO returned key. If key is not returned inform the GM.
 - ____ (Initial and Date): *Horse Stall Occupants* list updated. Inform Security and GM who cancelled.
 - ____ (Initial and Date): Updated map of stalls.
 - ____ (Initial and Date): Informed maintenance so they could lock the stall.
 - ____ (Initial and Date): Bookkeeper deleted billing from recurring batch.

*After making changes to the <i>Horse Stall Occupants</i> (new horse, cancelled stall, etc.), the following binders need to be updated.		
Office Binder	Security Main Gate/Info. Binder	Additional Horse Binders Maintenance Truck, Security Truck, Security Main Gate, Barn
Horse Stall Occupants Map of Stalls Horse Form with Picture Coggins Insurance	Horse Stall Occupants Map of Stalls	Horse Stall Occupants Map of Stalls Picture of Horse – name of horse on back of picture

Revised: August 13, 2019