

RULE 6 - EQUESTRIAN FACILITIES AND HORSE MANAGEMENT

- 6.1 Equestrian Use of Eagle Ridge Ranch. Equine ownership and/or lease and rental are available for private use to all Owners. Each Owner is encouraged to keep their horses at their own homestead. Boarding of Owners' horses at Equestrian facilities is also allowed as stated in this Rule 6. Equestrian Facilities are managed by Eagle Ridge Ranch for the benefit of all Owners. Equine activity may be enjoyed by all Owners on all common areas of Eagle Ridge Ranch subject to hunting rules and agricultural activities. The term "horse" shall include horses and mules.
- 6.2 The Equestrian Facilities at Eagle Ridge Ranch. The Equestrian Facilities at Eagle Ridge Ranch currently consist of five parcels of land and all associated improvements related to equestrian activities, maintenance and ownership. These facilities are as follows:
- "Little-South Horse Pasture". This facility consists of a pasture approximately 8.8 acres in size, water, and electricity.
- "Little-North Horse Pasture". This facility consists of a pasture approximately 8.4 acres in size, a long barn, a wooden box car, water, and electricity.
- "Red Barn Pasture". This facility consists of a pasture approximately 22.3 acres in size, a riding arena, five horse stalls in the north red barn with connecting outside runs, hay and grain storage in the north red barn, horse trailer storage, wind and weather shelters, two tack rooms, paddocks, water, electricity, outside runs, run-ins and feeders.
- "Towner Horse Pasture". This facility consists of a pasture approximately 15 acres in size, two log barns, corral, ground water, and a run-in.
- "West Creek Horse Pasture". This facility consists of a pasture approximately 12.4 acres in size. This pasture is adjacent to Ohio Creek and has water available at the Lone Pine Ditch during irrigation season.
- 6.3 Rules of Use of Equestrian Facilities. Except as provided in Rule 6.4, the Equestrian Facilities are available to each Owner for boarding on the following terms and conditions.
- a. Up to two horses may be boarded at the Equestrian Facilities provided that the maximum number of horses does not exceed the number of horses which may be boarded in a given pasture as determined by the Equestrian Committee. In the event the number of horses in a given pasture exceeds the number which may be boarded in that pasture as determined by the Equestrian Committee, the Equestrian Committee shall determine, in consultation with the Owner, to which Equestrian Facility the excess horse(s) shall be moved. Equestrian Facility assignments shall be reviewed annually. The Red Barn Pasture shall initially be used as the sole Equestrian Facility, subject to Rule 6.3.d below.
- b. Summer pasturing will be provided for a fee of \$50 per month per horse. This fee may be revised and modified annually on the basis of the Association's fiscal year by the Equestrian Committee. The summer pasturing fees shall be paid to the Association on the 1st day of June for that year of summer pasturing. These fees will then be paid to the Ranch Manager or designated caretaker less all appropriate federal and state taxes and other authorized withholdings.
- (i) Summer months are normally June, July, August and September and October.
- (ii) The fee for summer pasturing will include the Ranch Manager or designated caretaker bringing horses into the paddock in the morning for the day and letting the horses out in the late afternoon for pasturing. Additionally, the

Ranch Manager or designated caretaker will (a) assure there is adequate water in all paddocks in which horses are kept, and (b) look over each horse both in the morning and late afternoon for obvious injuries or sickness and promptly advise the Owner of an injured or sick horse.

(iii) Summer pasturing for the Ranch Manager's horse is considered part of his compensation package, and his horse shall be boarded in one of the Equestrian Facilities.

(iv) If a horse is causing problems and an injury occurs to one or more horses in a pasture, the Ranch Manager, at his discretion, will remove the problem horse from that pasture and move it to another Equestrian Facility. The Ranch Manager will advise the Owner and Equestrian Committee of such removal.

c. Winter pasturing will be provided for a fee of \$100 per month per horse. This fee may be revised and modified annually on the basis of the Association's fiscal year by the Equestrian Committee. The winter pasturing fees shall be paid to the Association at the 1st day of November for that year of winter pasturing. These fees will then be paid to the Ranch Manager or designated caretaker less all appropriate federal and state taxes and other authorized withholdings.

(i) Winter months are November, December, January, February, March and April and May.

(ii) During periods when there is substantial snow cover on pastures, horses may likely be confined to paddocks. The fee for winter pasturing will include the Ranch Manager or designated caretaker feeding the horses hay in the paddock once a day. Additionally, the Ranch Manager or designated caretaker will (a) assure there is adequate water in all paddocks in which horses are kept, and (b) look over each horse once a day for obvious injuries or sickness and promptly advise the Owner of an injured or sick horse.

(iii) Hay for winter feed months will be purchased from ERR at the going rate each fall for the approaching fall and winter season and stored at the Equestrian Facilities. Each horse Owner shall advise the Ranch Manager in June of each year of the amount of hay required by that Owner for the following winter feed of his or her horse(s). Payment for hay must be made by the Owner prior to or at time of delivery of the hay to the Equestrian Facility at which that Owner's horse(s) are kept.

(iv) Winter pasturing for the Ranch Manager's horse is considered part of his compensation package, and his horse shall be boarded in one of the Equestrian Facilities.

(v) If a horse is causing problems and an injury occurs to one or more horses in a paddock or pasture, the Ranch Manager, at his discretion, will remove the problem horse from that pasture and move it to another Equestrian Facility. The Ranch Manager will advise the Owner and Equestrian Committee of such removal.

d. If any Equestrian Facility has reached its maximum occupancy of horses as determined by the Equestrian Committee, then one or more additional Equestrian Facilities will be opened by the Equestrian Committee. Following the opening of a new Equestrian Facility, Owner's horses will be assigned Equestrian Facility locations by the Equestrian Committee. All costs for establishing fencing, water, tack rooms, feed and

general storage, runs, shelters and related facilities, as may be appropriate, at the Equestrian Facility to be opened shall be paid by the Association. The Equestrian Committee will recommend to the Board of Directors such improvements as it deems appropriate and request approval for the funding. The Equestrian Committee shall oversee and supervise the opening of any new Equestrian Facilities.

e. Basic facilities shall be provided for tack rooms at the north red barn for each Homestead requiring storage of tack for two horses. Two areas are available and additional rooms will be added as demand increases. Other Equestrian Facilities may have tack rooms as determined by the Equestrian Committee. Owners shall purchase all supplies and equipment for the neat and clean storage of their tack. More than one Owner may be required to share a tack room.

f. Boarding fees for summer and winter pasturing are delinquent if not paid within 30 days of their due date. Any unpaid boarding fees shall be treated as a delinquent assessment and be subject to the requirements of delinquent assessments and penalties set forth in the Rules, By-Laws and CC&Rs.

g. Any Owner wishing to board a horse or horses shall contact the Equestrian Committee Chairman to discuss how that Owner's horse(s) may be integrated into the existing "herd" of horses at an Equestrian Facility. Acceptance of stallions will be considered by the Equestrian Committee on an individual basis and may be denied and/or additional expenses paid for by the Owner. Mares will be accepted and the Owner together with the Ranch Manager or designated caretaker will have responsibility for integrating a mare into the "herd". If the mare must be kept apart and requires a separate run, the Owner must submit a request to the Equestrian Committee which will make a recommendation to the ERR Board. The Board must approve the recommendation and decide how the separate run or fencing will be funded by ERR.

h. The Ranch Manager or designated caretaker is not responsible for dispensing supplements, medicines or performing or arranging for any other type of equine care. If the Owner decides to hire someone to carry out these activities, their name, contact information and list of duties must be given to the Chairman of the Equestrian Committee. At some point, the Equestrian Committee may make a recommendation to the ERR Board of Directors for approval that the Ranch Manager or designated caretaker perform these additional tasks. This care will be on a horse by horse basis and the Ranch Manager or designated caretaker will be compensated for the extra care. The duties and compensation will be agreed upon at that time between the Owner and the person providing such equine care.

i. Owners shall carry an insurance policy or an Owner's liability policy for each horse boarded at the Equestrian Facilities or Owner's residence. This policy shall cover liability, injury and death. A copy of such policy shall be provided to the Equestrian Committee. Stalls available at the Red Barn Equestrian Facility are for sick horses or other necessary care. Use of stalls must be approved by the Equestrian Committee. In the event of a death of a horse, it is the responsibility of the Owner of the horse to promptly dispose of the horse.

j. If the Ranch Manager or designated caretaker observes an injury or health related problem, he or she will promptly attempt to reach the Owner of the horse using contact information provided by the Owner and posted at the Red Barn office. If the Owner cannot be reached in a reasonable amount of time, the Ranch Manager or designated caretaker, will decide if a veterinarian should be contacted. In the event a veterinarian is engaged to provide services at the request of the Ranch Manager or a designated caretaker, then the Owner of the horse for whose benefit the veterinarian services have been engaged shall be solely responsible for all veterinarian costs and

fees in accordance with Rule 6.3.k below. Each Owner will provide the Ranch Manager or designated caretaker with the name and contact information of that Owner's preferred veterinarian.

k. All Owners boarding horses at Eagle Ridge Ranch Equestrian Facilities will provide the Chairman of the Equestrian Committee with a signed agreement acknowledging that he/she/they will be solely responsible for, and promptly pay, all veterinarian and other costs associated with treating their horse. If a horse boarded at an Equestrian Facility requires follow-up care prescribed by the attending veterinarian, the Owner will arrange and pay for all costs and fees associated with such follow-up care.

l. Each Owner of a horse boarded at an Equestrian Facility shall arrange for all farrier needs of that horse.

m. Each Owner is responsible for that Owner's horse's hay, supplemental feed, veterinary cost, farrier costs and cost of tack. Each Owner of a horse whether at the Equestrian Facilities or at a residence is required to have a veterinarian check their horses each spring and fall for deworming, West Nile virus vaccination, Rhino/flu, Tetanus Vx or other treatment which, if not treated, might endanger the health of the other horses being boarded at Eagle Ridge Ranch.

n. Reservations for the arena are not required for lessons of less than eight people. If an Owner plans a clinic or event larger than eight people at the arena, the Chairman of the Equestrian Committee should be consulted at least seven days prior to the event and the Chairman will inform regular users of the facility.

6.4 Boarding of More Than Two Horses. In the event there is space available at an Equestrian Facility, an Owner may board up to two additional horses (for a total not to exceed four horses) at an Equestrian Facility designated by the Equestrian Committee. Such boarding shall be subject to the provisions of Rule 6.3 as applicable. Owners boarding their first two horses shall have priority for boarding and use of Equestrian Facilities.

If an Owner wishes to board more than their first two horses at any of the Equestrian Facilities and the maximum number of horses has not exceeded each facility, the summer pasturing will be provided at a cost of \$100 per month per horse and the winter pasturing will be provided at a cost of \$200 per month per horse. The summer and winter pasturing are further described above in Section 6.3 of this Rule 6.

6.5 Temporary Boarding of Horses Belonging to Family Members and Guests. If there is space available, the Equestrian Facilities may be used on a limited basis for boarding horses by family members or Guests of an Owner who are in residence at the Owner's ERR home. The Owner must request such limited boarding from the Chairman of the Equestrian Committee at least seven days prior to the proposed boarding date. A maximum of four horses may be kept in any Equestrian Facility by Owner family members or Guests. These non-resident horses must be kept separate and apart from any horses already occupying any Equestrian Facility. Non-resident horses may be boarded for a maximum of seven days per year at a cost of \$10 per day per horse if the non-resident horse owner provides feed and care. All hay shall be certified hay. The charge for boarding non-resident horses shall be \$20 per day per horse if the Ranch Manager or designated caretaker provides feed (not care) and feeds hay to the horse. One horse trailer belonging to a family member or Guest of an Owner may be stored inside one of the Red Barns (if space is available) or parked adjacent to an inside facility for that seven day period. The boarding provided for in this Section 6.5 shall be subject to the provisions of Rule 6.3 as applicable. Owners boarding one or two horses of their own shall have priority to boarding and use of Equestrian Facilities.

6.6 Maintenance of Equestrian Facilities. Owners using the arena are responsible for the removal of

horse manure from the arena at the conclusion of their use. Except for that requirement, the Association, through the Ranch Manager, is responsible for the maintenance of the physical infrastructure of the Equestrian Facilities as well as the cleanliness and orderliness of the arena, paddocks, storage facilities, tack rooms, wind and weather shelters, and other areas of the Equestrian Facilities; provided, however, Owners are strongly encouraged to help keep storage facilities and tack rooms clean and orderly. The Association, through the Ranch Manager, is also responsible for the maintenance of all fencing associated with Equestrian Facilities, the raking of the arena, spraying of weeds in the arena, and the general area around each of the Equestrian Facilities so that such facilities appear neat and clean at all times.

6.7 Liabilities and Assumption of Risk; Insurance.

- a. All persons entering upon and/or using the Equestrian Facilities does so solely at their own risk, and by such entry and/or use they waive and release the Association, its members, employees, agents and invitees from any and all liability for injuries to persons or animals or damages or loss to property. All persons entering upon and/or using Equestrian Facilities shall comply with all applicable Rules of the Association, including without limitation Rule 6. An Owner shall be solely responsible for all costs of injuries to persons and damage to property caused by that Owner, that Owner's family members or Guests, and their respective horses and animals. Prior to riding a horse on Association Property or using the Equestrian Facilities, an Owner shall provide the Owner's Guest with a copy of this Rule 6 and request that the Guest read the entire Rule.
- b. All Owners with horses (whether or not horses are boarded at Equestrian Facilities) must provide the Chairman of the Equestrian Committee documentation of proof of insurance for liability coverage and a list with a description of their horses.

6.8 Owner Presence Required.

All Guests riding on Association Property or using the Equestrian Facilities must be accompanied at all times during such riding or use by the Owner or Owner family member with whom the Guest is residing or visiting. All Guests riding horses must provide the Chairman of the Equestrian Committee with documentation of insurance for their horses and liability unless the Owner has insurance covering Guests and Guest's horses. An Owner's presence is not required if a horse trainer is training a specific horse or horses.

6.9 Horse Trailer Storage.

- a. All horse trailers owned or used by Owners not appropriately stored at their homesite according to the CC&R's and Rules and Regulations must be stored at the Red Barn Facility in covered areas provided by ERR. The Equestrian Committee will designate spaces as needed.
- b. Horse trailers may be parked at the Red Barn Equestrian Facility or pond area for day use only and must be removed or put into an indoor facility at night. Horse trailers may be parked at the north or south entrances of the primitive area for rides and overnight stays in the primitive areas, This overnight horse trailer parking shall not exceed seven consecutive nights.