

**Montana Ranch Equine Facility
Rules & Regulations**

Effective January 1, 2014

Use Designation: The common area equine facility is comprised of a barn, a riding arena, a round pen and the three main pastures noted in the table below (the "Amenities"). The facility is intended for the enjoyment of the owners of lots within Montana Ranch, on a temporary or seasonal basis. No boarding of owners' or guests' equines is permitted; stalls in the barn are only to be used temporarily during the course of a day. Further, the facility is not to be used for commercial horse boarding or as an event center, whether for public or private use.

Pasture List: There are three main pastures on which an owner is allowed to have their horses graze from time to time, subject to availability and compliance with these rules and regulations:

<u>Pasture Location</u>	<u>Water Availability</u>	<u>Use Limitations</u>
• Pasture South & West of machine shed	Automated H ₂ O System	Maximum 2 full-time amicable horses
• Pasture NW of machine shed	Automated H ₂ O System	Maximum 2 full-time amicable horses
• 4 corners mini-pastures immediately North of the entrance	Seasonal H ₂ O	Maximum 2 full-time amicable

A maximum of 6 horses in total may temporarily reside in the three designated pastures at any one time. Horses may be rotated through the pastures in numbers less than or greater than the individual 2 horse per pasture maximums shown above depending on pasture availability and ability to rotate on a daily basis.

Equine Facility Users Committee: Any owner who uses or wishes to use the Equine Facility automatically joins the "Equine Facility Users Committee". The purpose of the committee is to maintain communication between the facility users, and to maintain a forum to discuss any concerns or problems that arise. Owners should notify the Montana Ranch HOA if they wish to be included at any time. In the event of a dispute, the Board of the HOA will serve as arbiter and make a final determination to settle any issues that arise, taking into account the views of the involved parties.

Availability of Amenities: The Amenities are available on a first-come-first-serve basis. Any equines that are using the Amenities must have proof of meeting the Health Requirements listed below on file in the barn.

Pastures: The pastures are **OPEN** from May 1 – October 31 and availability will be determined via a sign-up sheet located in the barn office file cabinet. Sign-up for the coming season will commence on **March 15**, and owners will be able to sign up by week, by pasture subject to the Use Limitations above. No lot owner shall be allowed to maintain a dominant share of the facilities for their livestock if there are other owners who wish to use them. If the sign-up sheet is dominated by one owner, the Equine Facility Users Committee should discuss and agree upon an equitable allocation of the available spots. If a horse is causing issues within the pasture group, the issue should be discussed by the Equine Facility Users Committee and the horse promptly removed from the Equine Facility. Please note that the pastures will be **CLOSED** from November 1 through April 30 to enable the grass to recover during the off-season.

Tack Room: The tack room will be available to any owner who is signed up for use of the pastures. It will be kept locked, and a key will be provided to the owners who are signed up to use the pastures. The tack room has 5 spots for storage of saddles; those spots are available on a first come, first serve basis for those who are signed up to use the pastures. If a saddle is occupying a post in the tack room and the owner is not signed up for the pastures during that timeframe, the owner should be contacted via the Equine Facility Users Committee and asked to promptly remove their items.

Maintenance of Amenities and Equines: The Equine Facility is only maintained by the owners who use the facility – it is essentially a cooperative. Owners are responsible to maintain the facilities used by their livestock to control odor, noxious weeds, erosion, and waste. Owners are also responsible for feeding, manure clean-up, water, minerals, vetting, farrier and all other items necessary for the full care of their livestock. Owners are also responsible for any damage they or their livestock cause. Owners who pasture horses in the Equine Facility should check on their horses **daily**. If horses are dropped off and not adequately taken care of, the owners' right of use of the Equine Facility for that season will be revoked.

The Equine Facility Users Committee will designate one authorized third party who owner(s) could hire (at their own option, and at their own expense) if they wish to contract any of these services out. However, in this instance, the Owner remains responsible for ensuring the work is done, and if any issues arise and are not promptly addressed, an owners' right of use of the Equine Facility for that season will be revoked. In any event, the stalls in the Equine Center are not to be used for boarding.

Facility Improvements and Maintenance Expenses: To the extent funds are required to maintain the existing barn infrastructure or the existing pasture fences, the Board of the HOA should be notified so that the item can be evaluated and incorporated into the HOA budget as appropriate. To the extent users of the Equine Facility wish to purchase general use supplies for the users of the Equine Facility as a group, those items should be discussed by the Equine Facility Users Committee and a "barn fund" established by the Equine Facility Users Committee. If an owner begins to use the facility part-way through a season during which funds were expended by the Equine Facility Users Committee, they will be allocated a pro-rata portion of that season's expense by the Committee, based on how much of the season remains.

Health Requirements: Owners must provide a current health certificate, proof of current vaccinations and worming (every 3-4 months) for any equine using the Equine Facility. Additionally, out-of-state horses require a Negative Coggins Test performed within the last year. These forms should be placed in the marked folder in the barn.

Indemnification Requirements: All owners / users of the Equine Facility and trail system are required to sign an Indemnification Agreement indemnifying and holding harmless and releasing Montana Ranch, its owners, agents, employees, officers, members, property owners, insurers and affiliated organizations from any and all legal liability arising from the owner's / user's use of the Equine facility and trail system. All owners and users of the Equine Facility and trail system use such facilities and trails at their own risk. All owners and non-owner riders who use the Equine Facility must sign the Indemnification Agreement prior to using the Equine Facility and/or trail system. The Indemnification Agreement is available in the barn; and signed copies should be left in the folder in the barn.

Personal Property: Please note that while on Montana Ranch premises, direct loss, damage, theft or injury to an owner's horse(s), tack or other equipment is not covered by Montana Ranch insurance. Owners must maintain his/her own personal property insurance under a homeowner's or other insurance policy or under a separate policy as in the case of the loss or injury to the owner's horse(s).