

WARNING:

Under Mississippi law, an equine activity or equine sponsor is not liable for an injury to or the death of a participant in equine activities resulting from the inherent risks of equine activities, pursuant to this act. Miss. Stat. 95-11-1 95-11-7

INTRODUCTION

Horses at JennLake Meadows (JLM) are integral to the history and culture of the property. We are a small boarding facility that seeks experienced, hands-on horse owners. The facility is primarily self-care but offers short-term full-care options upon request. Dori Hale is the overall JennLake Property Manager and is also the Barn Manager. She lives on the property and is a horse owner.

There is a 10-acre pasture and a 4-acre pasture that are primarily wooden rail fencing with a hot top wire. The barn has 6 stalls with 4 available for boarders. We have ample open riding areas, jump standards and poles, a round pen, short wooded trails, and a small dressage arena. We intend to build an uncovered 100x200 arena in the future. We also intend to sub-divide the large pasture into private paddocks with individual shelters within the next couple of years.

There are two main types of horse boarding: full-care and self-care. The only difference between the two is that self-care is much less expensive because you are not paying staff to take care of your horse for you. JLM horse boarding is primarily self-care. However, we do offer the option for full-board to assist when owners are out of town or experiencing a schedule that makes it infeasible for them to provide daily maintenance and feeding on their own. Owners are always responsible for horse care regardless of busy schedules or travel plans. If you arrange separately for someone else to care for your horse, make sure they sign a Liability Release and provide their contact information to the Barn Manager. We believe owners should engage with their horses daily to visually confirm no health issues or injuries. Because we are primarily a self-care facility, we rely heavily on informal coordination between owners. There is a group text that all horse boarders use as a primary method of communication.

We all want safe, happy horses. The reality is that horses are often unintentionally dangerous to humans and themselves. JLM will do its best to ensure the safety of humans and horses, but it cannot be held responsible for accidents, should they occur. All owners must sign a Liability Release and a current copy of the Horse Rules.

BOARDING RATES/FEES & FACILITIES

- The limit for horses at JLM is based on the capacity of our facilities (barn and pasture space). The big pasture to the east of JennLake Drive is 10 acres and the pasture built in 2018 to the west is 4 acres. The barn has 6 stalls. We do not have facilities to handle stallions or ungentled mustangs.
- Most of the fencing is wooden with a hot top wire. There is no barbed wire fencing.
- The current limit for boarded horses is 4 total, so that every horse has a dedicated stall available if desired or needed. It is possible that we might “flex” to allow a few additional pasture-only horses depending on circumstances, but ideally there is a 1:1 ratio of horse and stall always available.
- Whenever there is an opening for a new horse, we generally give priority to residents, but exceptions can be made. Once a horse has been accepted and become part of the herd, that horse will NOT be “bumped” off the property just to make space for another horse even if the owner does not live at JLM.
- Self-care Boarding is \$150 per month, per horse. This includes a dedicated stall, use of a pasture with fresh water and salt provided, and space to store tack and feed.
- Full-care Boarding is \$20 per day in addition to the monthly Self-care Boarding fee. This includes an AM/PM feed, quick health check, and stall maintenance if the horse spends time in their stall.
- Guests hauling in horses for lessons will be charged a \$15 facility fee per visit.

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- Stall shavings are provided by JLM at cost, not optional. We typically get bagged Easy Sift high-quality shavings from Co-op delivered on pallets. Shavings usage is an honor system on a tracking sheet invoiced monthly.
- Hay can either be provided by JLM at cost, or you can bring your own hay. We have access to excellent Bermuda hay and Colorado alfalfa. Square bales are stored inside a 40-foot shipping container. During winter months, we typically deploy round bales and split the cost between the horses using that pasture.
- The pole barn is not an official barn. It does not have electricity. Its primary purpose is sheltering access for horses in that pasture, a potential quarantine location, storage as needed, and a place to safely introduce new horses to the herd. If horses are using it regularly, it needs to be routinely picked and the manure flicked out into the pasture.
- Clean water and pasture salt blocks will be provided by JLM. Water is routinely checked, and troughs are scrubbed on a regular basis. We encourage owners to ALSO check regularly and notify the Barn Manager ASAP if there is an issue.
- The barn tack room is available for everyone, within reason. Individuals who ride routinely will be given priority for tack storage. Extra tack and supplies can be stored in trunks or containers on the covered South side of the barn where shavings are stored, or at the pole barn.
- There is a small refrigerator in the tack room. It is NOT a location to store medicine, but you can store medicine in the office refrigerator if needed.
- The 60' round pen is available for everyone. It makes a great small riding arena and is shaded in the evenings. It needs to be dragged frequently if you are using it, which JLM staff can do for you if requested.
- The paddock behind the barn is available for everyone for groundwork, obstacle practice, or temporarily parking a horse. It does not have a hotwire. It has lights for use after dark.
- The dressage pen, round pen, jumps, open riding areas, and trails are available to all boarders. Enjoy!

Owner Initials: _____

VACCINATIONS, COGGINS, ROUTINE CARE, AND DE-WORMING PROTOCOLS

- Owners are responsible to ensure that vaccinations, Coggins, and fecal results are obtained on schedule and documentation provided to the JennLake office.
- A negative annual Coggins is required.
- JennLake requires vaccines to be administered by a DVM. This ensures the zoetisUS guarantee of proper handling and storage and administration efficacy.
- Twice per year, Fall and Spring, either a private practice DVM or the MSU CVM Ambulatory unit will do a farm call visit to vaccinate JLM horses, administer Coggins tests, and perform fecal counts. Owners are usually billed individually.
- In November (or whenever we've had a few hard freezes) all horses are required to be given QuestPlus dewormer for bot flies (unless directed otherwise by a DVM).
- We expect all owners to provide regular farrier, float, and sheath/udder cleaning on their own. How this is accomplished is up to owners, but we encourage informal coordination to save on farm call expenses.
- Horse owners are responsible for paying for the veterinarian, farrier, float, and any outside services directly to the provider. JLM can assist if unusual circumstances and be reimbursed.
- In the unlikely event that a horse becomes ill with a contagious disease, it will immediately be quarantined and a meeting will be held with all owners and consultation from a veterinarian on how to proceed. Any subsequent herd testing that needs to be done will be mandatory, at owner expense.
- We expect all horse owners to be active participants in the care of their horse. We believe strongly that routine handling even if only for feet picking and grooming with quick checks for ticks or injuries is a critical factor to maintain a happy, healthy horse.
- If the Barn Manager feels routine care of a boarded horse is being neglected, it will be discussed with the owner privately. It is at the Barn Manager's discretion to dismiss a horse from boarding if the owner does not comply with JLM standards of care.

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- The following vaccinations are required:

Rabies	Annual
Tetanus Toxoid	Annual
Eastern / Western Encephalomyelitis	Annual
Leptospirosis	Annual
West Nile	Every 6 months
Rhinopneumonitis (EHV 1/4)	Every 6 months
Influenza (EIV)	Every 6 months

Owner Initials: _____

NEW HORSES BEING ADMITTED TO JLM

- Potential boarders will submit a Horse Boarding Application for evaluation to bring a horse to JennLake Meadows. All potential boarders will be interviewed by the Barn Manager and possibly other boarders as part of the decision-making process to evaluate the fit for both owner and horse.
- You must disclose any known health, behavioral issues or vices BEFORE you are approved to bring your horse onto the property. Failure to do this may result in your horse being asked to leave the property.
- If your horse is allowed to come with a known behavioral vice such as cribbing, you may be asked to pay a refundable security deposit to help cover the cost of potential repairs. Additional repair costs above the deposit will still be the responsibility of the owner to pay. Failure to report damage beyond normal wear and tear may result in your horse being asked to leave the property. Any horse with a vice or issue dangerous to humans, horses, or property will be under a formal “probationary” period of 30 days.
- The date and time of arrival for the horse must be scheduled in advance. The Barn Manager must be present for the arrival of the new horse and preferably other owners as well.
- BEFORE the horse arrives on property, provide the Barn Manager with proof of vaccinations, Coggins, and a signed Liability Release and Horse Rules. (If arriving from out of state, must also provide a current veterinary health certificate.)
- Note that Lepto requires a booster if first time to receive. The incoming horse must have received at least it’s first Lepto dose prior to arrival. (We had a Lepto case at JLM in 2017 and now require vaccination.)
- Prior to arrival:
 - a. Schedule time of arrival with the Barn Manager.
 - b. Provide the Barn Manager with proof of vaccinations, negative Coggins, a signed Liability Waiver, signed Horse Boarding Rules, and if out of state a current health certificate.
 - c. Treat with a paste de-wormer 2-3 days prior to arriving. (After a month, get a fecal count. After that, follow JennLake protocol.)
- Upon arrival to the property, an informal physical exam will be performed to ensure the horse is satisfactorily healthy to be introduced to the herd. If there is concern, the horse may go into quarantine until a veterinarian can examine and clear the horse, at owner expense.
- New horses will never be allowed to immediately mingle directly with the herd. They must always be slowly introduced in a safe and methodical manner, typically via the paddock at the pole barn, while there is plenty of daylight. When it seems to be going well the new horse can be turned out with the other horses, but owners should be prepared to intervene and separate them if necessary. The new horse may need to stay in the pole barn paddock for a few days before being turned loose into the pasture for the first time. If they must be separated, the new horse will go back into the paddock or into a stall until a decision can be made for how to proceed.

Owner Initials: _____

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BLANKET POLICY

The JLM blanket policy is as follows:

	<u>Dry and Not Windy</u>	<u>Rainy And / Or Windy</u>
Healthy Young Horses	< 30 deg F	< 45 deg F
Older Horses (20+)	< 30 deg F	< 50

If the owner needs to follow alternate blanketing protocols, they must discuss this with the Barn Manager. The Barn Manager will have final say over each specific situation, but consideration will be given to the owner's wishes. In general, all boarders should expect to follow the standard JLM blanket policy. Owners must communicate to the Barn Manager if they need help with getting blankets on and off in a timely manner.

Owner Initials: _____

GENERAL RULES

- The ongoing safety of horses and humans is paramount, and all decisions will be made based on that guiding principle. All riders or participants in any activity that involves interaction with horses MUST have a signed waiver on file. This applies to all ages and all circumstances, with no exceptions.
- We prefer for riders to not ride alone. However, this isn't always possible (or even desired). We ask that a quick notification be provided to the Barn Manager or the owner group before riding and when finished, for safety reasons, especially if you will be doing any jumping or riding alone.
- We require riders under 18 years of age to wear a helmet. We strongly encourage helmets and other appropriate riding attire (i.e. boot with distinguishable heel and safety vest for jumping) for everyone. We discourage riding on the roads inside JLM, but if you do PLEASE definitely wear a helmet.
- Outside horses coming onto the property for casual riding or lessons must coordinate with the Barn Manager. If a guest is bringing their own horse on the property for an outside lesson, the guest will be charged a \$15 facility fee per visit and must provide a current negative Coggins prior to the horse being unloaded from the horse trailer. We ask that guests bring their own equipment including water buckets.
- Any horse poop or mess that occurs in the main barn aisle, roads or driveways, or areas used by humans should be cleaned up quickly.
- Any accident or injury to a person or horse must be reported immediately to the Barn Manager.
- All horse owners are expected to pitch in and help other horse owners, informally. This is especially true if a horse has medical needs, for blanket evolutions, and during winter keeping water from freezing. We are a small boarding facility, and we are all expected to support and help one another. Get to know your fellow owners and the horses. The better we know the horses, the safer we will be and the more fun we will have with them. This is not a place for clicks, secrets, ganging up on anyone, bullying, or petty and childish behavior.
- All horses at JLM must adhere to our vaccination and de-worming protocol.
- If a horse gets loose on the property, immediately close the gate at the 3-way stop that blocks JennLake Drive. If a horse ever gets loose past the gate (on the side facing HWY 182) immediately call 9-1-1 and notify the sheriff. If a horse were to get onto the highway and a motorist were to be injured or killed, all liability would rest with the horse owner.
- We encourage owners to help us monitor the facilities and identify safety issues monthly. This includes checking fences, buildings, and pastures for any safety concerns and provides fresh eyes on a regular basis from those with a vested interest.
- Assume any horse can get itself into a dangerous situation, at any time, and act accordingly. That includes swallowing things, bumping into things, stepping into things, opening things, breaking things, etc. If you see an unsafe condition, please notify the Barn Manager ASAP.

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- Only two horses are allowed in the main barn aisle at the same time.
- Generally, access to the barn aisle for tacking up, grooming, farrier visits, or anything else is on a first come, first serve basis. An exception is that paid lessons will have priority access in order to get ready for the lesson on time.
- Our preference is for owners to bring their horses into the barn for feeding and daily looking over, feet picking, etc. even if they are primarily staying in the pasture. We can provide a “feeding pen” in the pasture to be able to separate out horses being fed in the pastures if necessary.
- Horses will be assigned pastures at the Barn Manager’s discretion, with input from the owners. Horses many NOT be moved into a different pasture without direct approval from the Barn Manager.
- If a horse damages JLM property beyond normal wear and tear, repair costs will be assigned to the horse’s owner to the extent feasible.
- Always close gates and doors behind you, even if no horses are around at the time. Avoid climbing over or placing anything heavy on gates.
- The Barn Manager should be immediately notified if a horse is under veterinary care for a specific condition that could potentially impact the health of other horses at JLM.
- The physical condition and care of the horses directly reflects on JLM. Negligence or mistreatment of horses is never permitted.
- Most JLM residents and workers know little or nothing about horses. Avoid the residential areas as much as possible. Do not expect residents with dogs in the common areas to defer to you just because you are on a horse. DO report any aggressive encounters with human or dog to the Barn Manager. Assume that at any moment there may be a loud noise or sudden movement that could startle your horse.
- Horses should not be left unattended anywhere except in their pasture, short durations in main barn paddock, or their stall with the door closed and latched.
- Do NOT leave halters on horses when they are unattended in pastures, stalls, or paddocks.
- Horses should typically be led to and from pasture with a halter and lead. If you are comfortable doing so, you may ride your horse bareback between the barn and the pasture with a halter.
- Feed must be kept in rodent-proof and horse-lip proof bins with the lid tightly closed.
- Do not leave food out at the barn. Stow personal items and leave the barn clean and tidy with lights off and tack room locked.
- Do NOT leave water running. In freezing weather, proactively disconnect hoses.
- Horses should be fed in a manner that maintains the safety of all involved and minimizes food aggression. Our preference is for horses to be fed at least once daily in their stall, for reasons stated elsewhere. If you are feeding in a pasture with other horses that are not being allowed to eat, ensure adequate spacing. The Barn Manager will intervene in the event of unsafe practices or issues. We can set up a feeding pen inside the pasture.
- Keep the tack room locked when you are not using it. JennLake Meadows is NOT responsible for any lost, broken, or stolen items.
- Please leave things in the same or better condition than you found them. For example, if you use the wash rack, don’t forget to turn off the water, make sure you don’t leave manure or hair behind for JLM workers to step in it or be bothered by flies, and properly stow the hose.
- Please don’t waste utilities. Turn off the lights when you leave. Remember to turn off stall fans when they aren’t needed.
- Stalls should be picked twice daily if horses are staying in them. Do not leave manure or urine in your stall after you take your horse back to the pasture. Take manure to the appropriate bin quickly, especially in warm weather.
- Do not skimp on shavings. Keep your stall clean and presentable at all times. The condition of the barn and stalls is a direct reflection on JennLake Meadows. Please take pride in it.
- It is imperative that the pole barn area be neat and clean at all times, as it is located near homes. It would not take long for flies or odors to become a problem if not kept up with properly.
- Close empty stall doors to keep out dogs and prevent the safety hazard of another horse darting into it.
- Do not put another horse into someone’s dedicated stall without their permission.

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- Do not use someone else’s tack, grooming supplies, blankets, buckets, etc. without their permission.
- Do not ride or feed someone else’s horse without their permission.
- We discourage taking horses into the residential sections of the property. If you do, you must pick up any manure that is on a road or location where vehicles or foot traffic might go.
- The following situations should be reported to the Barn Manager:
 - a. Quick notification if riding alone or jumping, before and after the ride
 - b. Abusive behavior, unnecessary roughness, or loss of temper with any horse
 - c. Damage to property
 - d. Unintentional dismounts, whether injuries resulted or not
 - e. Scheduled or unscheduled farrier and vet visits
 - f. Any illness or lameness
 - g. Any vices or behavior issues such as cribbing, weaving, not allowing access to water, etc
 - h. Any time a horse gets loose on the property
 - i. Any serious potentially dangerous aggressive behavior between horses especially if a human is present
 - j. Any negative interactions with JLM residents over the horses
 - k. Unsafe conditions, water left running, uncleaned stalls or leaving things messy and untidy
 - l. Basically anything that you think you might want to know, if this was your property, should be reported to the Barn Manager.

Owner Initials: _____

- ***Refusal to follow these policies and procedures and cooperate with the Barn Manager could result in eviction of the horse from the property.***
- ***Please Note: JennLake Meadows may amend, supplement, alter, change, replace, or restate these rules at any time and from time to time.***
- ***Spend as much time as you can with your horse(s), ride as often as you can, be safe, and have FUN!***

I, _____ have read and understand these rules and I agree to abide by them. I understand that failure to abide by them may result in having to remove my horse from JennLake Meadows.

Horse Owner Signature

Date

Barn Manager Signature

Date

Signature of Parent or Guardian if < 18 Years of Age

Date