

WILL ROGERS EQUESTRIAN RANCH EQUESTRIAN FACILITY RULES AND POLICIES

Ref. Bylaws 6.1.4 and CC&Rs 3.6, 5.3
Effective Jan 1, 2025

An environment with equines is an environment with an intrinsic risk to the safety of both people and animals. Pursuant to A.R.S. §12-553(C), an owner, lessor, or agent of any riding stable, rodeo ground, training or boarding stable, or other private property that is used by a rider or handler of an equine with or without the owner's permission is not liable for injury to or death of the equine or the rider or handler.

It is the goal of the **Will Rogers Equestrian Ranch Community Association** ("WRER") and Equestrian Facility staff to provide the safest environment possible for the enjoyment of all. However, equine owners and non-equine owners alike are responsible for informing their children and guests about the **Will Rogers Equestrian Ranch Facility Rules and Policies** ("Rules and Policies").

Will Rogers Equestrian Ranch Community Association Equestrian Facility ("Equestrian Facility") is for the use and enjoyment of the entire WRER community. The Equestrian Facility is limited in size. Therefore, common courtesy is of the utmost importance. Please learn and follow these Rules and Policies for everyone's safety and enjoyment. The Equestrian Facility is a part of the Common Area designated as the fenced area south of the white fencing and black entrance gate. The **Will Rogers Equestrian Ranch Facility Manager** ("Facility Manager") plays a crucial role in implementing, managing, and enforcing these Rules and Policies, ensuring the smooth operation of the Equestrian Facility.

These Rules and Policies shall be posted in a clear and conspicuous place that is easily accessible to all persons visiting and using the Equestrian Facility

General Equestrian Facility Rules

- It is the responsibility of every WRER Member, resident, equine owner or equine boarder to ensure that their guests and invitees adhere to these Rules and Policies and conduct themselves in a safe and respectful manner during their involvement in any WRER Equestrian Facility activities.
- All WRER Members, residents, equine owners, equine boarders, riders, guests, and invitees, and any person in the Equestrian Facility for any reason (collectively, "Users") must obey any and all posted signage throughout the Equestrian Facility. These signs are in place to communicate important information, safety guidelines, and regulations. Ignoring or disobeying posted signs may lead to injury to a person or animal, or property damage.
- All trainers and farriers must complete the Release of Liability form
- Guests under the age of 18 must be accompanied by a WRER Member, resident, equine owner, or equine boarder unless approved in advance in writing by the Facility Manager.
- Children under the age of 12 must be accompanied by an adult when in the Equestrian Facility. Additionally, children under the age of 12 (or any age mandated by Arizona law) who are riding must wear helmets, as per the requirements of WRER Insurance.
- All riders must wear helmets during jumping events and exercises.

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- Smoking, including the use of cigarettes, cigars, pipes, and electronic smoking devices, is strictly prohibited within the premises of the Equestrian Facility. This includes all indoor and outdoor areas, barns, stalls, arenas, and common areas.
- The use of drugs, including illegal substances, will NOT be tolerated on the premises at any time. This policy is in place to ensure the safety and well-being of all users and equines.
- No abuse of alcoholic beverages is allowed on the premises. Consume alcohol responsibly and in moderation, as permitted by local regulations.
- The use of glass bottles is strictly prohibited on the premises. Please use non-glass containers to prevent potential accidents and injuries.
- Do not approach any animal without the owner's supervision and/or express permission unless there is an emergency (for the safety of all concerned).
- WRER strongly recommends that all people who are handling equines wear proper footwear
- Riders must be in control at all times while on equines, be courteous to other riders, and always remain aware of surrounding activity.
- No riding in the barn aisle ways.
- Everyone must clean up after themselves and their horse(s) immediately after using tack room areas, aisle ways, wash stations, round pens and arenas.
- No dumping of manure anywhere other than the manure pile and nothing is allowed in the pile other than horse manure, stall shavings, and hay
- Ensure that all gates leading to and from the stalls, turnout areas, and the property are securely closed and latched.
- Ensure all doors in common areas, tack rooms, and storage areas are securely closed and locked.
- Switch off any electrical appliances, lighting, or equipment not in use, or inappropriate for the season such as fans, heaters, radios, or chargers.
- For security reasons, gate codes and tack room codes should not be shared with unauthorized individuals. Please keep these codes confidential to ensure the safety and integrity of the Equestrian Facility.
- Promptly notify the Facility Manager of any malfunctioning, defective, or faulty equipment and any hazardous or dangerous conditions.
- Tractors or heavy machinery shall be operated by employees of WRER only or designated persons as determined by WRER.
- If it is determined that any User cannot maintain a respectful and cooperative relationship the user may be asked to leave the Equestrian Facility. Promoting a positive and inclusive atmosphere is essential for the well-being and enjoyment of all participants. See *Dispute Resolution Process* for more information
- Dogs are permitted on Equestrian Facility grounds provided:
 - No Barkers: Dogs brought onto the stable grounds must not be excessive barkers to avoid disturbing equines and other Users.
 - Dogs must be kept on a leash or training collar at all times and under the handler's control. Per QC ord: 6-2-9

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- It is the responsibility of dog owners to pick up all droppings from their pets. Please carry waste bags and dispose of waste properly in designated receptacles.
- **Cleanliness and Waste Disposal:**
 - Users are responsible for cleaning up after themselves, their farriers, and their equines in areas such as aisles, wash racks, hitching areas, parking lots, and roadways. Trash, waste, and litter should be placed in designated receptacles.
- **Street and Sidewalk Restrictions:**
 - Equines are not allowed on public streets and sidewalks within the subdivision, as per WRER CC&Rs.
- **Protection of Trees and Shrubs:**
 - Animals should not be allowed to eat trees or shrubs on the premises to preserve landscaping.
- **First Aid Supplies:**
 - All first aid supplies (equine & human) are reserved for emergencies only, not for general use. Replace used items in a timely manner.
- **Contact Information is kept current:**
 - It is the responsibility of each equine owner to promptly notify the Facility Manager of any changes to their contact information, including but not limited to phone numbers, email addresses, emergency contacts, farrier, and veterinary contacts. Keeping this information up-to-date is essential for effective communication and emergency response.

Arena Guidelines

These rules and guidelines emphasize safety, respect, and consideration for others, which are essential for a positive experience at the WRER arena.

- **Maintenance and Hazard Awareness**
 - The Facility Manager and employees perform basic maintenance of arena surfaces, but riders are responsible for checking for potential hazards before use.
 - Always prioritize safety when using the arena.
- **Arena Watering for Dust Control**
 - The arena should be watered adequately prior to any activity to control dust.
- **Professionalism and Courtesy**
 - Conduct yourself professionally and be courteous and considerate toward other riders at all times.
- **Gate Etiquette**
 - Do not block the arena gates.
 - When entering the arena, be careful not to cut off another rider.
 - Keep all gates closed.
- **Overtaking Traffic**

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- When overtaking traffic in either direction, alert fellow riders with a "passing on your right/left" and ensure there is plenty of clearance.
- Consideration for Lessons
 - Be considerate to riders having a lesson.
- Controlled Equine Behavior
 - Immediately remove any equine and/or rider from the arena that is not completely under control or may endanger other riders and/or equines.
- Lunging Etiquette
 - Only one equine may be lunged in the arena(s) if rider(s) are present.
 - Two equines may be lunged at the same time if no riders are present, but do so in a controlled manner.
- Alerting About Aggressive Behavior
 - If your equine kicks (place a red ribbon in the tail) or bites, alert other riders and maintain a safe distance from them.
- Awareness of Others
 - Pay attention to what other riders are doing to ensure a safe riding environment for everyone.
- Arena Light Hours
 - Arena lights must be turned off by 11:00 pm, as per Queen Creek Zoning Ordinance, except during competitive events that need to finish.

Round Pen and Turnout Policies

- Turnout Pens:
 - The turnout pens south of the barns are specifically designated for turning out loose equines.
 - The turnout pens to the east of "D Barn" are specifically designated for turning out loose equines.
- Owners of equines may use the *arena or round pens* to turn out equines for a maximum of 45 - 60 minutes per session, with the following seasonal flexibility based on the number of equines on the property:
 - During seasons when the number of equines on the property increases or decreases, the maximum usage time may be adjusted to ensure fair access for all equine owners. This adjustment will be communicated by the Facility Manager to accommodate the seasonal demands.
- Owners of equines turned out in the arena or round pens must remain in the Equestrian Facility and be available to promptly remove their equines to accommodate other users.
- Arena and round pen areas should never be used to feed or bathe equines. Equines should be fed in their stalls and bathed at the wash stations.
- Equine owners should not turn out their equines with other loose equines without the permission of the other equine's owner.
- Riding in an arena with a loose equine is not permitted.

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Residents Day Guest and Guest Equine Policy

WRER Users may invite guests to enjoy the Equestrian Facility or ride a Users equine (a “Day Guest”). Users may also request approval to stable a guest’s equine at the Equestrian Facility for short periods of time. Prior to any of the foregoing, the User shall contact the Facility Manager for approval and accommodation requirements. The WRER User shall be responsible for any fees deemed applicable by the Facility Manager. Fees Shall be collected by the Facility Manager prior to the arrival of a guest’s equine.

- **Day Guest:**
 - Users are required to have any Day Guests sign and date the Guest Release and Hold Harmless agreement before entering the Equestrian Facility and/or engaging in any equine activity.
 - Users must provide their Day Guests a copy of these Rules and Policies (a copy of which is available at the Facility Manager’s office) and ensure that their Day Guest understands all of the Rules and Policies.
 - Day Guests who are riding any equine must be accompanied by a User
 - Day Guests who are bringing their own equines to ride with a user are only permitted in the East and West arenas or passing through the Equestrian Facility to the Queen Creek Wash.
 - Day Guests can not invite other guests.
- **Overnight Guest Equines**
 - Guest equines will be stalled in Barn E.
 - The rate for any overnight guest equine is \$35.00 per night.
 - Any overnight guest equine will receive bedding, water, stall cleaned and hay if applicable.
 - At least 3 days prior to an overnight guest equine’s arrival at the Equestrian Facility, the owner of the overnight guest equine must provide the Facility Manager a current negative Coggins test, a health certificate issued by a practicing veterinarian within the last thirty (30) days, and payment for the amount of overnight stays.
 - The owner of an overnight guest equine must also sign a guest release and agree to adhere to the Rules and Policies before they are able to access all Equestrian Facility Amenities.

Barn, Stalls, and Tack Room Policies

The barn, stalls & tack room policies at the Equestrian Facility are established with the intention of being fair and equitable to all residents and equine owners at the facility. These policies help maintain a well-managed environment for all.

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Tack Room Policies

- **Usage Purpose:**
 - Tack rooms are designated for the storage of tack, tools, and grooming supplies only.
- **Prohibited Storage Items:**
 - Items such as horse treats, additional feed, supplements, and similar items may not be stored in tack rooms.
- **Security Measures:**
 - Tack rooms must be kept locked at all times when not in use to ensure the security of stored equipment and supplies.
- **Cleanliness and Organization:**
 - Tack rooms should be kept clean, free of clutter, and organized to maintain a functional and safe storage space for all users.
- **Tack Room Sharing During Winter:**
 - Tack room space is at a premium during the winter months, and sharing may be necessary to accommodate all boarders. Please be prepared to share and cooperate with fellow boarders to make the most of the available space

Stall Policies

- **Use of Barn E:**
 - Barn E will remain closed to permanently stabled equines unless the need arises due to an increased number of equines at the facility. The decision to utilize Barn E will be made at the discretion of the Facility Manager. This flexibility allows for efficient and effective stall allocation based on the facility's capacity and demand.
- **Liability for Damage:**
 - Equine owners and individuals responsible for equines are responsible for any damage caused to stalls, watering devices, feeders, or any other Equestrian Facility amenities that go beyond normal wear and tear, as determined by the Facility Manager.
- **Notification of Damages:**
 - In the event of damage, the Facility Manager will promptly notify the equine owner or responsible party of the damages incurred and the associated costs of repair.
- **Billing for Repair Costs:**
 - The current community management company will provide a bill for all Equine Facility repair costs resulting from damage caused by equines or their owners. This ensures that the responsible parties are held accountable for the restoration of any damaged facilities.
 - For additional information and details regarding Equine Facility repair costs and liability, refer to Section 3.1 of the CC&Rs (Covenants, Conditions, and Restrictions) provided by the community management company.
- **Stall Usage Restrictions:**

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- No Subleasing:
 - Stalls may not be leased or rented to anyone other than a WRER Owner or someone occupying a Member's Lot pursuant to a lease or rental agreement, as per CC&Rs Section 5.3(B)(2).
- Animal Limit per Stall:
 - No more than one (1) animal is allowed to be kept in any stall unless it's a mare and her foal, which may be kept together in the same stall until the foal is six (6) months of age, per CC&Rs Section 5.3(B)(3).
- Stall Modifications:
 - Any alterations or changes to stalls or tack rooms within the Equestrian Facility must be preceded by written permission from the Facility Manager. This policy is in place to ensure that any modifications are in compliance with facility standards and do not compromise the safety or functionality of the space.
 - Responsibility for Maintenance and Removal:
 - Equine owners who receive written permission for alterations or changes are responsible for maintaining these modifications in good condition throughout their use. Additionally, it is the owner's responsibility, at their expense, to remove any alterations or changes upon vacating the stall or tack room, including repairing any damages caused during the modification's installation, use, or removal.
- No Riding in Stalls:
 - Riding equines in stalls is prohibited for safety reasons.
- Stall Relocation Approval:
 - Relocation of an equine to a different stall must be approved by the Facility Manager, and a Stall Arrival / Departure checklist procedure must be conducted.
- Aisle Accessibility:
 - Barn aisles must be kept clear of obstructions in a manner that allows unimpeded navigation for the Equestrian Facility's heavy equipment and maintenance vehicles. It is essential to maintain a path that ensures safe and efficient access for Equestrian Facility operations.
- Manure Cart Storage:
 - Manure carts are to be stored at the south end of A, B, C, D, and E Barns when not in use. Proper storage ensures a tidy and organized environment within the barn area.
- Stall Allocation Rule in High Demand:
 - In the event the demand for stalls exceeds the capacity after eliminating all double stalls, community stalls, and reopening the E Barn, WRER Members with multiple stalls shall relinquish those stalls that exceed the number provided in their deeds.
 - To determine who shall relinquish additional stalls, WRER Members and residents having the highest number of stalls in excess of their deed provision shall be the first to relinquish such additional stalls.

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- This rule ensures a fair and equitable allocation of stalls when there is high demand, by prioritizing WRER Members with the highest number of excess stalls to relinquish them in accordance with their deeds.

Feed and Care Policy

1. **Standard Feeding Policy:**
 - a. The feeding policy at the Equestrian Facility is crafted to prioritize the well-being of all equines. Each equine shall receive a daily allocation of hay equivalent to 1.5% to 2% of their body weight. This allocation will be divided into two feedings, which will be administered each day by facility personnel or designated vendor.
2. **Billing for Non-Standard Feed Amounts:**
 - a. Feed amounts exceeding the standard percentage range will be considered non-standard. Equine Owners will be responsible for any costs associated with feed amounts exceeding the standard percentages. These additional charges will be billed by the current community management company.
3. **Special Feeding Plans:**
 - a. Our standard feeding policy is aligned with industry-standard recommendations for the maintenance level of a pleasure horse. It is important to note that different recommendations apply to pregnant or lactating mares and performance equines. These feeding plans may fall outside the standard recommendation and could incur additional costs for the Equine Owner. For specific guidance or questions related to special feeding requirements, please consult the Facility Manager.
4. **Feeding Options:**
 - a. Equine owners are provided with two hay options for their animals:
 - i. Teff or Alfalfa.
 - ii. However, it's crucial to adhere to the recommended percentages outlined in point 1 above to maintain the health of the equines.
5. **Feed Arrangements and Changes:** All arrangements related to feeding, including changes to feed amounts or types, must be made exclusively in writing and communicated to the Facility Manager. It's important to note that barn employees are not authorized to make changes to feed amounts. Written requests help ensure accurate record-keeping and the well-being of the equines.
6. **Notification of Missed Feeding:**
 - a. If, for any reason, an equine is not fed according to the established schedule, it is the responsibility of the owner of that equine to notify the Facility Manager immediately. If the Facility Manager cannot be reached, contact a WRER Board Member promptly to address the situation and ensure the equine's welfare.

New Equine Inbound and Returning Policy

- **Documentation Requirements:**

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- All WRER residents must provide the following documentation to the Facility Manager at least 3 business days prior to the arrival of their equine(s) intended for stabling at the Equestrian Facility:
 - i. Proof of ownership, lease agreement, or trial agreement. Lease or trial agreements must specify a duration.
 - ii. A health certificate, issued by a practicing veterinarian within the last thirty (30) days.
 - iii. A completed Incoming Equine Information Form.
 - iv. A valid Negative EIA (Equine Infectious Anemia) Coggins certificate, for equines arriving from out of state and new resident equine.
- **Introduction of New Equine Owners:**
 - The Facility Manager will contact the new Equine Owner to introduce themselves and provide information on the facility's Rules and Policies. A mutually convenient time will be arranged for the arrival of the new equine(s). It's important to note that unscheduled equines are not allowed on WRER property without the prior approval of the Facility Manager or other authorized personnel.
- **Recordkeeping and Stall Identification:**
 - Following the completion of the New Equine Arrival procedure, the Facility Manager will create a record for each new equine, including essential information. Additionally, stall name plates will be prepared for each feeder, indicating the type of feed and quantity required for each equine.
- **Signage for Biting or Kicking Equines:**
 - WRER reserves the right to post signage identifying any equines with a history of biting or kicking behaviors. This measure is taken to ensure the safety of all individuals and animals at the facility.
- **Stall Preparation:**
 - Upon notification of the arrival of new equine(s), the Facility Manager will ensure that the appropriate number of stalls is prepared. This includes providing a feeder, watering device, shavings, and lock pin for the stall gate to ensure the comfort and well-being of the equine(s).
- **Isolation for Health Concerns:**
 - If, during the arrival process, the Facility Manager suspects that the equine(s) may be unwell or lacks proper veterinarian documentation of health and immunizations, the equine(s) shall be placed into isolation. This precaution is taken to prevent the potential spread of illness to other equines at the facility. Equines arriving before an inspection by the Facility Manager will also be temporarily isolated until examined.
- **Restriction on Studs:**
 - No studs (over the age of 6 months) are permitted to be kept at the Equestrian Facility, as per CC&Rs Section 5.3(C)(4).

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Borrowed, Leased, or Trial Equine Policy

This policy helps ensure that all equine-related arrangements are documented and approved, promoting responsible equine care and management within the WRER community.

- All written agreements for borrowed, leased, or trial equines shall be renewed annually to ensure that the terms and conditions remain up-to-date and in compliance with WRER Rules and Policies.
- Under this provision residents will be charged a \$100.00 stall set up fee, then the daily prorate up to 30 days, then resident will be charged the monthly stall rate.
- Subject to all WRER Rules and Policies, (e.g., vaccinations and Coggins if applicable) any WRER Member or resident responsible for a borrowed, leased, or trial equine shall provide a written agreement between the equine owner and WRER Member or resident to the Facility Manager. This written agreement should outline the terms and responsibilities related to the care, use, and liability of the equine.

Medical & Veterinary Policies

Health Safety Acknowledgments

All Users agree that WRER and its agents can have the right, but not the obligation, to administer emergency care when it is deemed necessary and available by WRER and its agents, and that in doing so, WRER and its agents shall be deemed to have acted gratuitously and in good faith and shall not be liable for any civil or other damages that may result from any act or omission by the person rendering the emergency care, or as the result of any act or failure to act to provide or arrange for further medical treatment or care for the injured person, unless such person, while rendering such emergency care, is guilty of gross negligence.

General Equine Health Policy

This Equine Health Policy is designed to promote the health and well-being of all equines at the Equestrian Facility, ensure the proper administration of essential treatments and vaccinations, and establish clear procedures for handling health concerns and contagious diseases.

- Worming and Vaccinations:
 - All equines must undergo worming a minimum of two (2) times per year, summer / winter.
 - Equine owners are required to provide copies of the receipts for these treatments to the Facility Manager. These receipts will be placed in the equine owner's file for documentation.
- The schedule for vaccinations is as follows:
 - Vaccination / Titers by April 30, with a recommended booster in the fall (October).

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- Vaccinations consist of Encephalomyelitis, East and West Influenza, and Rhino, (with Rabies, Tetanus and Strangles, being optional).
- Equine owners have the option to administer worming and vaccinations themselves or assistance from a veterinarian.
- Equine owners are required to provide copies of the receipts for these treatments to the Facility Manager. To attach to the equine's profile.
- If equine owners do not arrange for these treatments themselves within 30 days of the vaccine due date the equine will be moved to isolation until the equine becomes current on vaccinations or removed from the facility (30 days). The Facility Manager will make arrangements to remove the equine.
- **Hoof Care and Dental Care:**
 - All equines must receive regular professional hoof care and a suggested annual professional dental care to maintain their overall health and well-being.
- **Reporting Health Concerns:**
 - Equine owners and facility users are encouraged to promptly report any suspicions of illness or concerns about the health of an equine to the Facility Manager and/or the equine's owner.
- **Contagious Diseases and Quarantine:**
 - In the event that an equine is diagnosed with a contagious disease, the affected equine shall be quarantined as directed by a veterinarian.
 - Immediate notification will be sent to all equine owners to inform them of the quarantine measures in place.
 - A "DO NOT HANDLE" sign will be posted on the stall of any equine that is under quarantine orders from a veterinarian to prevent the potential spread of contagious diseases.
- **Maintenance of Records:**
 - The Facility Manager will maintain copies of health certificates and proof of ownership, lease agreements, or trial agreements in the Facility Manager's office where appropriate. It is important to note that these records are for internal use by WRER only. Equine owners are strongly encouraged to maintain a duplicate set of records for their personal use and reference.

Equine Isolation Policy

These procedures and requirements are designed to safeguard the health and well-being of all equines at the Equestrian Facility while ensuring the Equestrian Facility's adherence to proper health and safety protocols.

Isolation for Health Concerns:

- a. If, during the arrival process, the Facility Manager determines that an equine may be "off," ill, or lacks proper veterinarian documentation of health and immunizations, the equine will be placed into isolation. It will remain there until the equine owner can provide a clean bill of health from a practicing veterinarian.

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Isolation Area:

- b. During the isolation period, equines will be confined to designated isolation stalls and a designated round pen. They should not be in any common area, arenas, other barns, turnouts, or round pens.

Isolation for Missing Documentation:

- c. Failure to provide the required documentation will result in the equine being placed into isolation for a period of 7 to 14 days, as designated by the Facility Manager.

Commercial Hauler Arrivals:

- d. Equines shipped by a commercial hauler, along with any other equines besides those equines boarded at the Equestrian Facility, will also be placed into isolation for a period of 7 to 14 days as designated by the Facility Manager.

Buddy Equines:

- e. Equines used as buddies to provide companionship and comfort to isolated equines must also stay in isolation for the entire duration of the equine being isolated.

Release from Isolation:

- f. The Facility Manager is solely responsible for authorizing the release of equines from isolation. Any questions or concerns regarding the release of isolated equines should be directed to the Facility Manager.

Stable Fee Policy

This comprehensive policy outlines the responsibilities and financial aspects associated with stable fees, ensuring transparency and understanding among all facility users.

1. Shared Expenses: The following expenses shall be shared by all equine owners for the feeding and care of all equines and shall be a part of the monthly stall fees.
 - a. **Feed:**
 - i. The Equestrian Facility provides hay for the equines and offers alfalfa or teff grass as feed.
 - b. **Bedding:**
 - i. The Equestrian Facility offers bedding material such as straw or shavings as determined by the Facility Manager.
 - c. **Fly Control:**
 - i. The Equestrian Facility provides expenses of fly solution for fly control measures, which are crucial for the comfort and health of the animals.
 - d. **Labor & Supplies:**
 - i. The Equestrian Facility provides labor and supplies required for feeding, stall cleaning, cleaning waterers, such as rakes , shovels, manure carts, etc.
 - e. **Water:**

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- i. The Equestrian Facility provides clean and accessible water for all equines and activities within the Equestrian Facility.
- f. Waste Disposal:
 - i. The Equestrian Facility provides for waste disposal, including manure removal and disposal.
- 2. Payment Schedule:
 - a. Stable fees will be invoiced and payable on a regular schedule, as determined by the Facility Manager. Failure to pay stable fees in a timely manner may result in restrictions on facility usage or other applicable consequences.
- 3. Current Fees and Expenses:
 - a. Equine owners must ensure that all stable fees and other barn-related expenses are current before applying to lease another stall. This financial responsibility must be met to maintain a good standing with the Equestrian Facility.

Hold Stall Policy

Please see the Exhibit for the Hold Stall policy

Stable Accounting Policy

These policies provide transparency regarding stable fees, cost adjustments, and the process for managing financial matters related to the stable account at WRER.

- Funding of Stable Account:
 - The stable account is primarily funded by monthly stall fees.
 - Part of the monthly stall fees will be held to maintain, a 3-month operational reserve to ensure financial stability and readiness for unexpected expenses.
 - WRER's general operating account may fund the stable account temporarily in the event of a shortfall caused by unanticipated, higher-than-normal monthly operating costs. Any loans from WRER's general operating account to the Equestrian Facility must be repaid within 3 months.
- Additional Fees for Arrears:
 - If the stable account loan remains outstanding after the 3-month repayment period, WRER will charge each equine owner an additional fee to repay the loan.
- Monthly Stable Fees Calculation:
 - Monthly stable fees will be based on the actual monthly operating costs of a single stall, rounded up to the next \$10.00 to account for anticipated cost increases, and may from time-to-time include an amount earmarked for purposes of maintaining the Equestrian Facility's 3-month operational reserve..
- Double Stall Fee:
 - The double stall fee or surcharge will be \$50.00 above the single stall fee or surcharge.
- Adjustment of Stable Fees:
 - Monthly stable fees will be adjusted as necessitated by actual costs

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- **Notification of Fee Changes:**
 - Equine owners will be notified of changes to the monthly stable fee as far in advance as possible. Notification methods may include postings, meetings, personal notification, or phone contact from a Board member or the Facility Manager.

Stable Fee

For current pricing please See Exhibit:

Guest Fee Processing

- Guest fees must be paid to the Facility Manager 3 days prior to guest equine arrival.
- WRER bills any guest fees to the sponsoring WRER Member's or resident's account.
- Guest fees collected are sent to WRER's management company and will be applied to the sponsoring WRER Member's or resident's account.
- Sponsoring WRER Members or residents are ultimately responsible for payment of all guest fees if not paid by their guests.
- Any damages to the Equestrian Facility caused by the guest or guest equine will be billed to the sponsoring Member's or resident's account.

Late Fee

- Payment of stable fees is due on the first day of each month. In the event of non-payment, a \$25.00 late fee will be applied to the account per equine.
- If payment of stable fees or any other amount charged to an equine owner pursuant to these Rules and Regulations remains unpaid for a period of 60 days. WRER reserves the right to terminate the boarding agreement for the equine and demand the equine's removal from the Equestrian Facility. In cases where an equine horse owner fails to remove the equine from the Equestrian Facility. WRER reserves the right to execute an agister's lien for purposes of seizing the equine, The equine owner will also be responsible for any costs of collection, and attorneys' fees incurred by WRER in pursuing any remedy to collect unpaid stable fees or other amounts due. See *Nonpayment of stable fees policy*.

Stable Fees and Non-Refundability

This policy is in place to maintain the stable's operational consistency and ensure fair and equitable treatment for all equine owners. .

1. **Non-Refundable Stable Fees:** Stable fees paid by equine owners are strictly non-refundable. Once these fees have been submitted, they are considered

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non-reversible, regardless of any circumstances that may arise during the month
(**unless death of equine**).

2. Temporary Departures:

a. Temporary Absences:

- i. In the event that an equine needs to leave the Equestrian Facility temporarily for any reason, including but not limited to veterinary visits, competitions, or personal matters, it is important to understand that stable fees will not be adjusted or credited for the days the equine is absent from the Equestrian Facility. Equine owners are allowed a hay allocation for days their equines are gone in the given month.

b. No Credit for Days Gone:

- i. Regardless of the duration of the equine's departure, no credit or reimbursement will be issued for the days when the equine is not present at the Equestrian Facility.

c. Notification Requirement:

- i. Equine owners are encouraged to notify the Facility Manager in advance of any planned temporary departures for their equines. While this notification does not alter the stable fee policy, it helps the Facility Manager plan and coordinate the care of the equines during their absence.

Nonpayment of Stable Fees Policy

WRER retains the legal authority to enforce its statutory agister's lien, as allowed by Arizona Revised Statutes (A.R.S.) §3-1295. This provision grants WRER the right to take action when necessary to protect its interests and recover unpaid charges or fees related to the care, boarding, or maintenance of equines. Equine owners are encouraged to maintain timely payment of all fees and charges to avoid the need for lien enforcement and the potential loss of their equine(s).

1. **Nature of the Statutory Agister's Lien:** The statutory agister's lien is a legal right held by WRER that allows the facility to claim a security interest in the equine(s) being cared for at the facility. This interest serves as collateral for any outstanding and unpaid charges accrued by the equine owner.
2. **Circumstances for Enforcement:** WRER may choose to enforce the statutory agister's lien under the following circumstances:
 - a. When equine owners fail to meet their financial obligations related to boarding, feed, veterinary care, farrier services, or any other services provided by the facility.
 - b. In the event of unresolved disputes or disputes that lead to non-payment, WRER may exercise its right to enforce the lien to recover unpaid charges.
3. **Process of Enforcement:** WRER will follow the legal process outlined in A.R.S. §3-1295 when enforcing the statutory agister's lien. This process involves notifying the equine

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owner(s) of the outstanding charges and providing them with an opportunity to settle the debt within a specified timeframe.

a. Auction or Sale of Equine(s):

- i. If the equine owner fails to address the unpaid charges within the stipulated time frame and after appropriate notifications have been given, WRER may proceed to sell or auction the equine(s) in question. The proceeds from the sale will be used to satisfy the outstanding debt, including the costs associated with the sale.

b. Owner's Right to Redeem:

- i. Equine owners will have the opportunity to redeem their equine(s) by settling the unpaid charges, including any costs incurred by WRER for their care and sale, before the sale or auction is completed.

c. Legal Compliance:

- i. WRER is committed to adhering to all relevant state laws and regulations when enforcing the statutory agister's lien. WRER will ensure that all required notices and procedures are followed to protect the rights of both the equine owner and WRER.

d. Transparency and Communication:

- i. WRER will maintain open and transparent communication with equine owners throughout the enforcement process, providing ample opportunity for resolution and settlement of outstanding charges before any sale or auction takes place.

Parking, Vehicular, and Traffic Policies

- Speed limit
 - The speed limit on the property is set at 10 miles per hour (10 mph). Please adhere to this speed limit at all times while operating any vehicles motorized and non-motorized, including cars, trucks, horse-drawn carriages, bicycles, golf carts, and electric bikes (e-bikes), to ensure the safety of all visitors, riders, and equines.
- No Parking in Fire Lane:
 - Vehicles and trailers must not be parked in a fire lane. Parking should be in designated areas within the Equestrian Facility.
- Trailer Parking by Permit:
 - Trailer parking within the Equestrian Facility is by permit only, issued by the Facility Manager. Vehicles without a current WRER sticker tag will be towed at the owner's expense.
- Yield for Equines:
 - All vehicles and pedestrians within the Equestrian Facility must yield the right of way to equines at all times. Ensuring the safety and well-being of the equines and their riders is of utmost importance.
- Overnight Parking:

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- Overnight parking within the equestrian facility is reserved exclusively for permitted horse trailers.

Dispute Resolution Process

This dispute-resolution process aims to promote a fair and constructive approach to resolving conflicts, with a focus on maintaining a positive and inclusive atmosphere for the well-being and enjoyment of all participants at the Equestrian Facility.

1. **Informal Communication:**
 - a. Encourage all parties involved in a dispute to first attempt to resolve the issue through informal communication. This may include discussing concerns, clarifying misunderstandings, and seeking mutually acceptable solutions among themselves.
2. **Facility Manager Mediation:**
 - a. If an issue remains unresolved after informal communication, either party may request the intervention of the Facility Manager. The Facility Manager will serve as a neutral mediator to facilitate discussions, understand the concerns of both parties and work towards finding a resolution.
3. **Board or Committee Review:**
 - a. If a dispute cannot be resolved through the Facility Manager's mediation, it may be escalated to the WRER Board of Directors or WRER committee designated for dispute resolution within the Equestrian Facility. The WRER Board of Directors or committee will review the issue, gather information, and make a recommendation for resolution.
4. **Binding Arbitration (Optional, at equine owner's expense):**
 - a. In cases where the WRER Board's or committee's recommendation is not accepted by one or both parties, the parties may agree to and engage in binding arbitration. This involves a third-party arbitrator who will assess the situation, hear both sides and make a final and legally binding decision.
5. **Decision Implementation:**
 - a. All parties involved must agree to abide by the decision reached through any of the above steps. Compliance with the resolution is essential for maintaining a peaceful environment within the Equestrian Facility.
6. **Review and Continuous Improvement:**
 - a. The WRER Board of Directors will periodically review and assess this dispute resolution process to identify areas for improvement. Feedback from participants is welcomed to enhance the effectiveness of conflict resolution within the Equestrian Facility.

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Enforcement and Authority

This information clarifies the hierarchy of authority and the consequences for non-compliance with the Equestrian Facility Rules and Policies, ensuring that everyone is aware of the enforcement process and potential penalties.

- Designated and directed by the WRER Board of Directors, the Facility Manager holds the final authority on the day-to-day activities and operations of the Equestrian Facility.
- While the above list of policies is not all-inclusive, the Facility Manager is always the ultimate authority in the enforcement and execution of all Equestrian Facility Rules and Policies.
- Reoccurring infractions of the Equestrian Facility Rules and Policies may lead to the suspension of Common Area use rights, as outlined in the Bylaws of Will Rogers Equestrian Ranch Community Association at Section 9.1, and the CC&Rs at Sections 3.3 and 4.11.