



**EXHIBIT C**  
**MZ EQUESTRIAN RULES**  
**Updated 5-3-2024**

Welcome to Glenview Vista, operated by MZ Equestrian, we are pleased to be able to offer public boarding that includes many amenities and access to beautiful public trails. It is our responsibility to the Owners to provide a safe, clean, and well-maintained facility. Therefore, some rules are necessary. Please have every family member and guest who will be using MZ Equestrian read and understand the following rules. It is the sole discretion and judgment of MZ Equestrian whether the conduct of Owner/Owners, etc., is in violation of the Rules.

1. **Facility Hours:** 7:00 A.M. – 9:00 P.M. Glenview Vista / MZ Equestrian is home to several families and we need to respect their privacy. Arena lights must be turned off by 9:00 P.M. No riding after 8:30 P.M. and Owners must leave by 9:00 P.M. In the event of travel or shows, please inform the Management. MZ Equestrian is not locked at night thereby allowing people emergency access to their horses whenever necessary. However, except in the case of injury or illness, no Owners or guests should be at Glenview Vista / MZ Equestrian after 9:00 P.M.
2. **Release of Liability / Waiver:** It is required that anyone visiting or handling a horse on premises must have a signed liability release on file with MZ Equestrian. If he/she/they decline to complete the release form, he/she/they will be denied access to the facility. This includes any service vendors (farriers, equine therapists, haulers, or veterinarians) that boarders engage. Please ensure that all your guests and vendors complete this form and return the completed/signed copy with a full, legible first name and last name to the Ranch Office. A boarder's failure to comply with this requirement will result in immediate termination of boarding services.
3. **No Smoking, Vaping or E-Cigarettes:** MZ Equestrian is a non-smoking environment. Our facility is in a fire risk area and surrounded by seasonally dry vegetation. Additionally, barn environments naturally include many flammable materials including feed and bedding. Therefore, no smoking of any kind will be permitted on premises. Violators of this policy will be asked to vacate the premises immediately.
4. **Emergency Preparedness:** In preparation for emergencies, **all Owners are asked to provide a halter and lead rope for their horse in a location that is visible and accessible from the front of the horse's stall or corral.** The halter should be clearly marked with the horse's name and or owner's name for identification. Fire Extinguishers are available throughout the premises for emergency use. An evacuation plan A with diagrams has been prepared for the premises and are available for viewing in the Office, Main Barn, and Community Tack Rooms. Emergency Phone Numbers are posted and available in the Office, Main Barn, and Community Tack Rooms. A first aid kit for people is available in the Office and in the Main Barn.
5. **Riding:** The use of the jumps is restricted to supervised lessons with a facility approved trainer only. Riders can walk their horses around the facility if they remain at the walk **but must refrain from riding on the asphalt access road (from parking lot past the Ranch Hand mobile homes to Main Home).** No riding is permitted inside of a corral or stall, inside the barn, under the trellis of the Ranch Office Patio, or anywhere else not clearly designated for equestrian activities. Double riding is not permitted and must be avoided on the premises. If a rider has consumed alcoholic beverages, they must refrain from riding.
6. **Helmets & Safety Equipment:** Safety riding helmets are encouraged for all riders but are required for any rider under the age of 18. The helmet should be properly fit to the rider's head and of an appropriate size (adult size helmet for an adult, child sized helmet for a child). At all times while

mounted, riders under the age of 18 must wear a harnessed and fully fastened protective ASTM/SEI approved safety helmet for equestrian use. Helmet and chin straps must be fitted properly according to manufacturer's instructions. All riders, regardless of age are required to wear a safety riding helmet when engaging in jumping a horse over obstacles in the arena. The use of additional personal safety equipment and gear designed specifically for equestrian sports including air vests and safety vests with air canisters is the personal choice of each rider. When used, they must be used in accordance with the manufacturer's instructions.

7. **Footwear:** Closed-toed footwear is required for any person handling a horse, and boots with a heel are required for all riders. Appropriate footwear shall be worn by anyone visiting MZ Equestrian (no sandals or flip flops).
8. **Driving/Parking:** The speed limit is **5 MPH** on premises and the Glenview Lane access road. Please be a good neighbor. Park in designated areas only unless for short-term drop-off of bedding, or feed. Parking is available in our parking lot, along the asphalt road behind the Ranch Hand Homes and up along the road to the main house, along trailer row (only if you are not blocking a trailer space and our dumpsters), and in the lower ranch gravel trailer parking area. Do not park next to your corral, the Office Patio, arenas, turn-outs, or barn unless you have received permission due to extenuating circumstances. If you park along the retaining wall opposite the trailers, leave your keys in the office or with an on-site contact in case we need to move your vehicle. If we have had rain and the dirt roads on the ranch are saturated, please refrain from driving on them at all and use the asphalt parking areas only.
9. **Trailers:** When accessing the ranch via trailer, there is only one way in and one way out. Trailers should enter through the "Delivery/Trailer" entrance near the ranch office, and proceed up the slight grade by the garage, go past the barn and main arena, up the slight grade by the manure dumpster, and to the right by trailer row to eventually park. If it is wet or has rained recently, please check with the Ranch Managers to see if the slight grades are passable. The roads in this facility are mostly clay and become extremely slick when wet.
10. **Barn and Corral Aisle ways:** All barn and corral aisles must be maintained as points of egress. Therefore, aisles must have a 10-foot clear space for egress and any items stored in the passageway must clear this 10-foot space and be stored neatly adjacent to the boarder's corral or stall. No feed or personal tack items may be stored in the aisles. Boarders are expected to use the community tack rooms and feed storage areas provided to store such items.
11. **Feed:** We regularly feed **hay twice a day**. Feeding time is between 7:00 A.M - 8:00 A.M. and 4:00 P.M. – 5:00 P.M. Horses are fed 1 ½ - 2 flakes per feeding. We also offer midday feed for an additional fee. Arrangements for horses needing more feed or special diets must be made by the owner as MZ Equestrian is not able to accommodate these special needs. We will provide normal rations for horse trailering. If you feel your horse has not received the correct amount of feed, please bring it to the attention of Management, do not "help yourself" to the feed in the hay barn. Refrain from feeding horses that are not your own unless you have written permission and a release on file.
12. **Minors:** Minors must be supervised by a parent or guardian while on premises unless minor is a participant formally engaged in a camp, clinic, program or as a working student in which case said minor must be supervised by the head of such program/trainer.
13. **Turnouts:**
14. Turnouts are permitted in the Upper Ranch Round Pen, the Lower Ranch Round Pen, the Lower Ranch Parkside Round Pen (Priefert), the Parkside/Mid-Ranch riding arena, Mid-Ranch Lesson Arena, Lower Ranch 48 x 48 Turnouts, and in the Upper Ranch Riding Arena only. There is a 20-minute limit on areas regularly designated for turnouts if other Owners are waiting. Boarders are responsible for their horse when it is being turned out, so do not leave the proximity of the round pen or turnout corral or leave the premises during turnout. Leaving a horse unattended is grounds for immediate termination of boarding services. Boarders are responsible for cleaning up after their horse in all riding arenas, round pens, and turn-out paddocks – this is very important for the longevity of the footing that manure be removed from the footing immediately. Muck tools are available for this

purpose. The Lower Ranch Main Riding Arenas are not designed for regular turnouts, they may only be used for turnouts in extreme circumstances such as if every other turnout is being used and they are not being used for riding. If a boarder uses either of the Lower Ranch Main Arenas for turnout and any riders and/or trainers come to use them during said turnout, then boarder using the Main Riding Arena for turnout must vacate immediately and the 20-minute turnout limit does not apply.

15. **Lunging:** Regular lunging of horses is permitted in the Upper Ranch Round Pen, the Lower Ranch Round Pen, the Lower Ranch 48 x 48 turnouts, the Parkside/Mid-Ranch riding arena, Mid-Ranch Lesson Arena, and in the Upper Ranch Riding Arena only. Only in extreme cases, where all other turnout or arena space is occupied may the Lower Ranch Main Riding Arena space be used for lunging. Please be mindful of other Boarders/horses in proximity when using a lunge whip. Boarders are responsible for cleaning up after their horse in all riding arenas, and round pens. Muck tools are made available.
16. **Corral/Round Pen/Turn-out Gates:** Please swing gates inward (when possible), **close and secure them behind you when leaving a corral, round pen, or turn-out regardless of whether the space is occupied or empty.** Boarders are responsible for cleaning up after their horse in all riding arenas, round pens, and turn-out paddocks. Muck tools are available for this purpose.
17. **Repairs/Modifications:** Please notify Management of any needed repairs and do not make direct requests to the MZ Equestrian employees unless in case of emergency (water supply or safety hazard). Any modifications to corrals must be approved by Management and must meet Facility safety specifications and insurance regulations. Repair requests must be made in writing via the digital repair request. Repairs will be prioritized based upon a “safety first” basis. Not all requests will be deemed valid based upon the Facility safety specifications and or insurance regulations and some may not be completed as such.
18. **Tack Rooms:** The facility provides public tack rooms (2 adjacent to the Hay Barn, 3 in Upper Ranch near the Mare Motel, 4 in the Mid-Ranch area near the crossties, and 1 in the main barn). Some corrals include individual tack lockers at an extra expense. No food/feed should be kept in the tack rooms as they attract rodents. Additionally, please keep the doors to the tack rooms closed when they are not in active use to limit rodent and pest access. The tack rooms are not burglar proof, so we recommend valuable tack not be kept in them. Please mark all of your tack and supplies with your name.
19. **Wash Racks:** Only wash horses in the designated wash racks near the main riding arena/office and the main barn. Dirt and manure are to be put in the adjacent manure bins. If your horse has shed while being bathed, then use the muck rack and other tools available at the wash rack to clean up after your horse. Do not body clip horses in wash racks.
20. **Grooming Racks:** Owners may groom horses in their stall/corral or in the designated grooming areas. Do not tie horses outside pipe corrals or tack rooms to groom or saddle. All manure and clippings are to be put in a waste can near the grooming racks.
21. **Farrier Work/Horse Shoeing:** Farrier work may only be completed in the designated crosstie/grooming areas. Farriers should sweep up all trimmings and put them in the muck bucket.
22. **Outside Venders:** Only approved outside vendors will be allowed to come on the premises and care for horses. This includes anyone blanketing, feeding, walking, turning out or riding any horse. MZ EQUESTRIAN will supply list of venders who frequent the ranch and have completed the Liability Release Waiver, upon request.
23. **Socializing and Guests:** Owners are welcome to picnic/BBQ in designated community areas including the MZ Equestrian Ranch Office and Patio. Guests are welcome and are subject to the Rules and Regulations and must sign a Release of Liability Waiver. Absolutely no handling of horses, whether on the ground or riding, under the influence of any illegal substance or alcohol. Violators of this policy will be asked to vacate the premises immediately.
24. **Damage to Stalls/Pens:** Any damage above and beyond normal wear and tear shall be charged to the Owner. Charges will include the materials needed to repair the corral and the related labor charges.

25. **Stalls:** Owners rent a type of accommodation, not a particular stall. The management reserves the right to relocate horses to a like size/feature corral or stall in the interest of creating the best and safest environment for everyone.
26. **Dry Stalling:** A stall can be dry stalled for a maximum of three months. The dry stall fee is 75% of the normal board. Owners must submit a request to dry stall in writing to Management two weeks prior to the time dry stall is to begin.
27. **Stall Improvements:** All changes/additions to stalls must be approved & implemented by Management. All such improvements become the property of MZ Equestrian.
28. **Arenas:** All arenas are available to all Owners unless the Management has claimed “closed/private use” of an Arena for a specific repair of a safety hazard, for conditioning or water/drag, for a clinic or local horse show. Such closures will be communicated to the Owners by use of a white ziptie device indicating that the arena is closed. Arenas will be closed and locked during inclement weather for safety reasons and to properly seal and protect the footing. Boarders are responsible for cleaning up after their horse in all riding arenas, round pens, and turn-out paddocks. Muck tools are made available.
29. **Feed/Shavings Changes:** Changes to feed or shavings must be requested in writing using the QR access codes available throughout the ranch. Changes in feed or shavings that result in billing updates will be done on a pro-ration basis on the following billing statement.
30. **Stallions:** No stallions are allowed or horses who have not been gelded for at least three (3) months.
31. **Mucking Stalls:** Owners choosing to muck their stall are responsible for taking the manure to a manure dump site at the facility. Do not leave manure anywhere outside the stall. The manure can also be piled inside the stall close to the front gate and Ranch workers will remove it when they clean the stall. No excess shavings or trash should be included in the manure.
32. **Trainers:** Trainers utilizing the facility for the purpose of training horses or working with clients must be approved by MZ Equestrian Management. Approved Trainers must provide MZ Equestrian Management with a valid Certificate of Insurance that names MZ Equestrian as an additional insured. The only people allowed to act in the capacity of a Trainer are the “approved” Trainers who maintain their business at MZ Equestrian.
33. **Dogs:** Owners and their guests are allowed to bring dogs on to the premises **only if they are UTD on all vaccinations, leashed safely in an area that will not cause conflicts with horses or riders, and are provided water and bedding if they are left secured for longer than 10 minutes.** Dog owners are responsible for removing their dog’s waste and placing it in a trash receptable.

**Owner’s Name Printed:**

\_\_\_\_\_

**Owner’s Signature: \_\_\_\_\_ Date:**

\_\_\_\_\_