

COLD SPRINGS PROPERTY OWNERS ASSOCIATION, INC.
159 Stable Lane
Highlands, NC 28741

Rules for Horse Owners

Revised August 9, 2025

Whereas the stables complex at 159 Stable Lane in the Cold Springs Saddle and Tennis Club development is the property of the Cold Springs Property Owners Association, Inc. (hereafter referred to as "The Association" or "CSPOA"), and whereas the Association's Board of Directors (hereafter referred to as "the Board") represents the total membership and conducts the day-to-day operations of the Association in accordance with the By-Laws of the Association, the Board has approved and hereby institutes the following Cold Springs Rules For Horse Owners who board their horse(s) at the barn and pasture facilities located at 159 Stable Lane, Highlands, NC 28741. Further, the Board shall, from time to time as deemed necessary, review and amend these rules and guidelines as the Board believes necessary.

POLICY

The stables and horses are only allowed in Cold Springs for the pleasure of the Association's property owners and the ambiance of the community. The Association does not operate a horse boarding operation for profit. Therefore, should the horses or their owners create a safety concern, an unsightly or congested area, or otherwise become a nuisance or a liability to the ambiance and tranquility of Cold Springs, the Board of Directors may, by a majority vote and at any time, decide to close the stables or require selected horse owners, their horses and their personal property to vacate the stable premises. The Association wishes to have horses and their owners use the common facilities only so long as there is mutual benefit and enjoyment between the Association and the horse owners boarding horses in Cold Springs.

DEFINITIONS

For the purpose of this document, the following definitions shall apply:

- (1) Association member or "Member" is a Cold Springs Property Owner or immediate family member who is in good standing with the CSPOA.
- (2) Non-member is an individual or group of individuals who are not property owners in Cold Springs.
- (3) Owner refers to any horse owner.

PREREQUISITES For Boarding Horses

1. Any person wishing to board a horse in Cold Springs, Association Member or non-member, shall be given a copy of these Cold Springs Rules For Horse Owners and must attend a meeting with the Board of Directors to ensure a complete understanding of the expectations and requirements of the Association prior to bringing a horse, or horses, into Cold Springs.
2. All persons, Association members and non-members alike, wishing to board a horse in Cold Springs must apply and be approved by the Board before bringing a horse to the community. Any Association member who meets the property-ownership and residence requirements set forth below may be approved by the Board. However, approval is not necessarily automatic nor is ownership or residency sufficient to ensure Board approval.
3. All fees must be paid and all paperwork required by paragraphs 6 and 7 (below) must be submitted to the Board before a horse, or horses, may be brought to Cold Springs.
4. Acceptance of these Cold Springs Rules For Horse Owners posted in the barn area is mandatory. Compliance with both these written Rules and the Board's intent expressed in them are prerequisite to obtain and maintain the Board's approval for a horse owner to board their horse(s) at the Cold Springs stable and pasture complex. Further, approved horse boarders specifically acknowledge that the Board has the sole authority to revise these rules by addition, deletion, or modification at any time chosen by the Board.
5. All horses boarded at the Cold Springs Stables must have a current negative Coggins immunization certificate and current veterinary proof of standard vaccinations. Required vaccinations and paperwork may change from time to time. New horse owners should have their horses undergo a complete exam by a licensed veterinarian before purchasing the horse and bringing it to Cold Springs. This protects the new owner from medical surprises and costs after purchase and it protects the community from being asked to provide special conditions for a single animal subsequent to it being approved. Annual updates of all immunizations shall be provided to the Board within two weeks of the immunizations given by a licensed veterinarian.
6. The Association provides no insurance. Horse owners are responsible for obtaining any and all insurance on their animal(s). The owner must before a horse enters Cold Springs provide the evidence described below that the owner has obtained a minimum of 1,000,000 (One Million Dollars) in liability insurance naming Cold Springs Property Owners Association, Inc., 159 Stable Lane, Highlands, NC 28741, as an Additional Insured and specifically covering any act by the horse(s) while in residence in Cold Springs. To

meet this requirement, it is the Board's expectation that the owner will obtain coverage such as the ISO form HO 24 72 10 00 Incidental Farming Personal Liability, or an equivalent form acceptable to the Board as part of his or her North Carolina homeowners policy. However, if the owner produces evidence of similar coverage via an alternative insurance mechanism, the Board will consider whether such alternative meets the requirements of this Policy, and the Board's decision on the sufficiency of the alternative will be binding. The owner shall have his or her insurance company furnish a liability insurance certificate or policy declaration page and a copy of endorsement "HO 24 72 10 00 Incidental Farming Personal Liability" or other board approved alternative containing a description of coverage meeting the requirements of this paragraph for the period of time that the owner has horse(s) in residence in Cold Springs.

- 7. The following paperwork must also be submitted to the Board prior to any horse being brought on Cold Springs property:** (1) The owner must provide a copy of the current negative Coggins immunization certificate and current veterinary proof of standard vaccinations. (2) The owner must also provide a copy of the liability insurance certificate or other documentation which contains the requirements set forth in paragraph 6 above.

General Rules

Boarding fees shall be established by the Board from time to time. Current rates are \$225 per month per horse for Association members, and \$750 per month per horse for non-members. Non-members must also pay a refundable damage deposit of \$1,000 held by CSPOA. Owners and guests must wear an approved, equestrian safety helmet while riding a horse on Cold Springs property.

Unbroken horses, ill-behaved, or high-spirited horses that present a behavior problem in the presence of other humans and horses will not be allowed to stable in Cold Springs. Horses having a demonstrated calm and gentle behavior in a wide range of potential circumstances around other humans and animals are preferred as boarders.

Owners whose horse(s) have been approved by the Board may be asked to terminate the boarding agreement without penalty to The Association and to vacate the stable should, in the opinion of the Board, subsequent behavior create a concern for the safety of others, a nuisance, or any other problem in the Cold Springs community. The Board is not required to but may at its discretion request the boarder to appear before a meeting of the Board to discuss the concerned behavior. The Board shall give the horse owner a minimum of two (2) weeks to vacate the stable complex by written notice. The Board's decision in such an instance is final and not subject to appeal.

The maximum number of horses allowed in residence at any one time is six (6). The Board reserves the sole right to limit the maximum number of horses in residence simultaneously to a different number whenever it deems necessary under changing conditions and in the best interests of the Association.

There is a separate, flexible, and variable per-owner limit that the Board will determine from time to time as conditions warrant. This limit will be evaluated and may be reset as conditions change so that the community might achieve and balance three goals: (1) remain within the 6-horse maximum to preserve our pastures and keep Cold Springs looking and smelling good; (2) enable as many Cold Springs Association Members as possible to board horses here in times of heavy demand; and (3) maintain a reasonable size herd when demand slackens. Owners with more than one horse may be required to remove a horse should an Association Member with no horse in the stable wish to board a horse in Cold Springs and this action causes the number of horses to exceed the approved limit. Generally, the owner with the largest number of horses will be required to make the change; however, the Board may require any horse owner to reduce their number of horses. As the Cold Springs facility is primarily for the use of Cold Springs Association Members, the approval of non-members is with the understanding that a Member's request has priority and non-members may be required to remove their horse(s) with two weeks notice should space be needed for an Association Member.

All horse owners will cooperate in making timely decisions for the good of the total herd and the upkeep of the stable area, stalls and pastures. Personal disputes between horse owners is sufficient cause for the Board to require removal of one or more owners' horse from Cold Springs.

The owner's decisions about the care and feeding of his/her horse(s) shall not be mandated by any other person unless such practices violate these rules or unless a majority of the horse owners with horses then in residence vote and decide that specific practices adversely affect the entire herd.

All horses shall use, and rotate the use of, all pasture areas. No owner has the right to restrict their horse or horses to one or more pastures while in Cold Springs.

The Board may at any time refuse to approve or revoke a request for stall space and grazing rights by any horse owner whether an Association Member or not when the Board believes that the requestor or his family members have previously failed to demonstrate responsible care and ownership for the current, or a previous, horse or animal; the requestor or his family members have previously demonstrated a lack of concern for the safety and welfare of other people, animals, or the stable facility; or there is any instance of previous animal abuse attributed to the requestor or a family member.

Approved horse owners may board their horse(s) on a full-time, year-round, or seasonal basis. The owner or their family must be in residence in Cold Springs or the immediate Highlands area and must maintain regular, personal involvement in the care, grooming, feeding, and stall

maintenance of their horse(s). The use of a third-party helper to assist with daily tasks is permitted, provided the helper is approved in advance by the Board. The owner remains responsible for the overall care of their horse(s) and must continue to be directly engaged except during periods of travel or vacation, in which case temporary full delegation may be approved. The Board reserves the right to revoke its approval of any third-party helper at any time and for any reason. Unapproved use or planned use of third-party caretakers may result in immediate withdrawal of boarding privileges and a requirement to remove the horse(s) from Cold Springs.

The total costs associated with moving in and of removal of a horse(s) and the owner's related personal property and subsequent boarding costs are the responsibility of the horse owner. Upon vacating the stables, each horse owner is responsible for cleaning and restoring their assigned stall and any shared barn or pasture areas used by their horse(s) to the same or better condition than when boarding began. This includes the removal of all personal items, feed, tools, and waste. The Board reserves the right to inspect the vacated space and may assess cleaning or repair costs to the owner if the condition is deemed unsatisfactory. Failure to comply may result in forfeiture of any applicable deposits and potential suspension of future boarding privileges. Should The Association be required to implement a removal of animal(s) and property because of an uncooperative boarder, the boarder shall be responsible for payment of all costs incurred by the Association. Any unpaid balance of invoiced costs will accrue interest at a maximum rate of one and one-half percent (1.5%) per month (18% annually) until paid in full, in accordance with North Carolina statutory limits. Unpaid balances related to the barn may be assessed interest and enforced as a lien in accordance with Article IX of the Bylaws. The Board reserves the right to suspend access to the barn facilities for nonpayment.

The Association provides no services to the horse owner, other than stall space, room to store tack and feed, and fenced pastures for their use. All other services required by the horse(s) and associated with ownership of a horse are the owner's sole responsibility.

With the barn's location and the limited parking, there will be room for only two (2) standard size, two-horse capacity, trailers to be stored behind the barn. Those who come later and those with trailers too large to be stored behind the barn will have to find a storage facility elsewhere, outside of Cold Springs.

Barn Rules may be developed under direction of the Board and amended from time to time. A copy of the Barn Rules and these Rules for Horse Owners shall be posted in the barn at all times. All horse owners are required to comply with the stated rules and to cooperate with each other at all times.

Revised, Approved and Adopted by The Board of Directors of Cold Springs Property Owners
Association, Inc.

On the 9th Day of August, 2025

by

Bill Richards

President of the Board