

## **CRYSTAL RIVER RANCH**

### **STABLE RULES**

The Board of Directors of the Crystal River Ranch Association (CRR), pursuant to the authority Vested in it by Article II, Section 1 of the declaration of the covenants, Conditions and Restrictions (CC&R's) applicable to crystal Village, hereby establishes the following Stable Rules for the mutual protection and benefit of all lot owners. These rules apply to any and all individuals who use any portion of the stable facility. The policy and intent of the Board of Directors is that the maintenance and repair of the stable facility should be borne by the users of the facility, and not those lot owners who do not own animals or do not keep them at the stable facility.

1. Only CRR lot owners or bona-fide residents (full time renters) may use the stable facility.
2. Lot owners or residents who desire to use any portion of the stable facility will arrange space with the CRR caretaker. Animals shall be brought into the facility during the hours of 7:00 a.m. and 7:00 p.m. The stable committee must be notified in advance before the arrival of any new animal. New and part time animals shall be separated from the herd and introduced gradually, as designated by the stable committee.
3. Any person under the age of 14 will shall be accompanied by an adult while in the stable facility, including the arena and pasture areas. "ADULT" shall be construed as any lot owner, resident or bona-fide guest eighteen years of age or older.
4. Each person using the stable facility on a full time basis will, within ten days, place on deposit with the CRR caretaker a damage and cleaning fee of fifty dollars \$50.00 per animal. Each person housing an animal in the stable facility for a day, weekend or temporary basis will immediately place on deposit a fifteen \$15.00 per animal. Deposits will be refunded in full at such time the animal is removed from the facility and the areas used are cleaned and repaired to the satisfaction of the stable committee or CRR caretaker.
5. Lot owners or residents wishing to view the facility should arrange for a tour from CRR caretaker or one of the stable members. Under no circumstances should owners or residents interact unsupervised with stable horses.
6. Each person using the stable on either a full or part time basis will be required to add provide the following: Insurance coverage: Veterinarian health certificate: Guarantee of proper care for the animal; Guarantee of cleaning and repair of personal stall/paddock areas.
  - Each user shall provide insurance indemnifying the CRR Association at such time any animal is brought into the facility. Proof of such insurance

must be filed with CRR caretaker. Each person using the stable facility on a full time basis will renew proof of insurance yearly during the month of January.

- Each user shall produce at the time an animal is brought into the facility a Veterinarian's Health Certificate or letter stating the animal is disease free. Animals shipped interstate shall require a Department of Agriculture Certificate.
  - Each person housing an animal in the stable facility shall provide for the care and feeding of each animal on a regular daily basis. If upon unanimous agreement of the stable committee, an animal is found to be in a state of neglect, such as unjustified remissions in food allotments or cleaning of stall area, or for a contagious medical health situation, one written warning will be sent to the responsible owner. If the situation is not rectified, the animal will be required to be removed from the stable facility within 30 days.
7. Each person desiring to bring into the facility part time, borrowed, rented or a guest's animal, must make prior arrangements for space with the CRR caretaker. The animals must be separated from the other animals and insurance coverage and Veterinarians Health Certificate must be provided when the animal arrives.
  8. Stall spaces are available on a first come first served basis. Please call in advance. If spaces are all occupied, a waiting list sign-up sheet is available with the CRR caretaker. Those with animals already occupying the stables will be given first option of switching to a newly available stall. Stalls can be reserved for up to 90 days, payment in advance and will be available for others on a part time basis.
  9. All hay, feed and minerals shall be kept in designated food storage areas. Tack shall be kept in a locked tack room. Each person housing an animal in the stable facility will make a monthly payment of \$35.00 dollars per animal. Each person using the facility on a part time basis shall reimburse CRR a user fee of \$1.50 per day. All fees are payable in advance to CRR caretaker or treasurer.
  10. All users shall clean up after themselves and their animal and keep the stable clean. All debris from grooming and hoof trimmings shall be picked up and disposed of. Those persons accompanied by dogs into the stable area shall be responsible for the removal of droppings. Manure shall be removed from all stalls, runs etc. on a timely basis. Areas left unclean for 7 days will be cleaned by the stable committee, and the user thereof will be assessed a cleaning fee of \$50.00 dollars. All manure is to be removed to a designated area.
  11. Each person using the stable facility shall be responsible for latching/locking all doors and turning off all lights upon leaving the stable area.

12. In accordance with section 1(b), article II, of the CC&R's the CRR Association may suspend the right of a lot owner to keep animals in the stable facility for non-payment of assessments.
13. For reasons of personal safety in the common area, horses must be broke to tie and lead. Persons other than the owner must be able to move any horse in emergency situations.
14. All horses will be kept in either the pasture or their stall. The paddock will be used for grooming. No horse will be left unattended in the paddock or arena. The arena will be for working and exercising the horses. Exceptions would be for the introduction of new horses, fence repair, and access to the barn for delivery or shoeing. Any other exceptions must be granted by the stable committee.
15. The main access door to the barn, by the playground, will not be used to bring in animals or feed. Please do not track mud and debris into the clubhouse.
16. Absolutely no stallions will be allowed in the stable facility.
17. No horse under the age of two (2) will be allowed.
18. At this date the maximum boarding capacity at CRR facility will be 6 full-time, two(2) part-time (less than 30 days)
19. Non-payment of a stable fee accumulating beyond 90 days will result in termination of stable facility use privileges
20. The stable committee will meet once a month or as necessary to ensure all stalls are in clean and good repair.
21. Upon vacating a stall area, the horse owner must clean and repair the stall for the next user.
22. Animal owners shall not ride through other owners lots without prior permission from the owner. When riding outside the stable area roads and common trails should be used. Help keep the main roads and trails clean by cleaning up after your animal. Please stay off CRR softball field and lawns, except to access roads/trails.
23. Any individual who does not comply herewith is liable to the CRR Association for all its cost's for enforcement of these rules and collections of unpaid user's fee, including reasonable attorney's fees and court costs.