

STABLE RULES

NOTICE TO ALL PERSONS ON PROPERTY

The **owners of this property are not responsible** for personal injuries while on the property and not responsible for any animals, equipment, personal property, tack or trailers. If any property is lost, stolen or damaged, it is not the responsibility of the owners. Each renter is liable for their own property.

If you wish to have insurance on yourself, your children, horses, equipment or any other property, that is your responsibility.

All children under the age of 18 should wear a properly fitting **ASTM certified helmet** when sitting on or riding a horse. Anyone any age should wear a helmet when jumping.

You are required to provide current negative coggins papers and current shot records including the 5 way and strangles to the stable owner prior to bringing your horses on the property.

You must have current vaccinations on all horses.

Observe all posted signs at all times.

Stalls must be kept clean. Pick your stalls at least every other day and strip it to dirt/mats 1 time weekly.

Park horse trailers in the designated parking area only.

If you are the last one to leave the barn, make sure water, all barn lights and arena lights are off and close the gate when leaving.

No smoking in the barn.

Dogs are **not** permitted inside the barn. They are permitted outside the barn accompanied by the owner with a leash. They are never to be tied unattended. If there is any continuous barking, you will be asked to remove the dog from the property.

Children must be supervised at all times. No matter how horse-wise your child might be, they can still get injured around horses. For everyone's safety, please do not allow children to play/run in the barn or on/with other's property or equipment. Climbing gates and fences, rock throwing, getting into hay, feeding other boarder's horses, ect, is not permitted.

Horse etiquette: Ride safely on the grounds. Tie horses to cross ties or rings only. No loose or unattended horses. Do not tie horses to round pen, arena, fencing or anything portable.

Any **abusive treatment** toward horses shall result in the dismissal of the boarder and potential reporting to the authorities. This includes horses at an unhealthy weight. If your horse is underweight or poor, you should be feeding twice daily with the proper amount of feed. If you have questions about diet, please ask your vet.

NEVER use or handle anyone's horse, tack, feed, treats, grooming supplies, wheel barrel, etc. without explicit permission to do so!

Do not tie your horse with your reins. All horses are to be tied with a lead rope in a stall or with the cross ties while wearing a serviceable halter. The stable will not be responsible for any injury, accident and/or death associated with tying your horse with the reins, or bailing twine or any other inappropriate equipment.

Children under 16 years old must be accompanied by a parent/guardian or trainer.

Pens and arenas: Turn-out in round pen only. Close gate and clean up manure after use. Big arena is for riding, working, & lessons. Please be courteous and use arena etiquette towards other riders. When a lesson is in progress, please use extra caution. Remember to close the gate when exiting the arena if others are still in there.

Maintenance: **Keep the grounds clean.** Remove your horse's hair and manure from areas around cross ties, wash racks, and from round pens and public spaces. Place in designated manure area. Clean up after your horses are shod and trimmed. If your mess is left for more than an hour in these areas, it will be cleaned up and the horse owner will be charged a **\$5 clean up fee. No Exceptions!!**

Maintenance: **The barn aisles and wash rack areas** are to be kept free of grooming tools, equipment, blankets and personal belongings. Please utilize your tack room for these things. **Please clean up after yourself & your horse.**

Maintenance: Dump manure in the rear of designated manure area. Go back as far as you can please. Separate strings or hay from manure before dumping.

Maintenance: **Deposit all garbage in garbage cans or dumpster.** Please pick up after yourself, your children, and guests. Place your trash, cups, food bags, ect. in the trashcans. Don't leave these things on the ledges in the barn or on the ground or any other place please. Put all cigarettes in the designated stands with sand. There is one located out front and one in back.

If a boarder habitually leaves tack/brushes/etc. out to be cleaned up by someone else, we may implement additional "clean up" charges, as warranted. We are all grown ups (or have our parents with us at the stables), and we should all know how to clean up after ourselves. Having to clean up after anyone takes time away from lessons/training, etc., and costs money in the long run. Thus you can see how if everyone pitches in, this will be a much easier job for everybody involved.

Parents and visitors are welcome to observe students during their lesson by standing or sitting outside the arena(s). Parents and visitors should not enter the arena at any time and should not interrupt a lesson unless there is an emergency.

Boarders are responsible for maintaining the health and fitness of their horses, including, but not limited to: shots, hoof care, worming, exercise, and healthy weight.

Boarders are responsible for their boarding area and structures, including:

1. Picking stalls every other day and stripping stalls to the dirt 1 time per week. (NOTE: Failure to do so once will result in a **\$25 cleaning charge**).
2. **Keep your area clean.** Please keep blankets, feed, buckets, grooming supplies, personal belongings, ect, in your tack room when not in use.
3. Store all supplements and feed in rodent proof containers.
4. Repairing/improving (with approval) damage caused by your horse to fences, walls, individual water lines at stalls, etc. **If you or your horse breaks or damages anything, you are responsible for the repairs.**
5. Boarders may not keep additional animals in their boarding area without prior written permission of the management.
6. Report any change of address, telephone number or horse status to Management. If you board or lease a horse at RTEC and plan to leave town, please advise Management where you can be reached and what arrangements you have made for your horse.
7. **Guests must complete and sign a "Hold Harmless" agreement and helmet release** when handling or riding a boarder's horse. Forms can be obtained online at www.raintreeequestrian.com and deposited in the black box on the wall in the main barn. If your guest is under 18 they should wear a helmet.

If you wish to improve, upgrade or change your stall or tack room, you may do so at your own expense. Please consult management before making any changes. Management will do their best to keep all stalls safe and free from leaks.

Rent is due on the 1st day of each month. If paid after the 10th, include a **\$25 late fee** with your payment.

A fee of **\$35.00** will be applied for each returned check. After 2 returned checks, you will no longer be able to pay by check.

Please submit requests and concerns to management in writing.

Renter's Signature _____

Date _____

Renter's Signature _____

Date _____