

Black Horse Run Equestrian Policies and Procedures

BLACK HORSE RUN PROPERTY OWNERS' ASSOCIATION

The original developer of Black Horse Run designed the subdivision with shared owned common property that contains pastures, riding rings, and barn facilities to showcase the unique theme of the community. A limited number of stalls are available for those in the community wishing to extend their hands-on experience of caring and maintaining a horse which will be the final ingredient to complete the equestrian theme that sets us apart from the other communities. It is a self-service (cooperative) environment where members can share their experiences, ideas, and labors that will enhance the whole community's enjoyment of this rural equestrian atmosphere. It also provides a focal point for more organized use of the ring and trail riding with those in the community having horses on their private lots.

The Equestrian Committee is authorized and operates with the approval of the Board of Directors of the Black Horse Run Property Owners Association.

The Equestrian Committee is comprised of property owners who have a vested interest in the equestrian activities and consists of a majority of property owners who currently have a horse boarded in the community barn.

The covenants place the board of directors in charge of managing the common properties in the best interest of the community. Therefore, all activities and actions of the Equestrian Committee are subject to the approval of the BHR Board of Directors. The Board of Directors has the authority to amend these policies and procedure at any time for good reasons.

This document contains the following sections and amendments:

Section 1: AMENITIES

Section 2: DUTIES AND RESPONSIBILITIES

Section 2A: Pasture and Trail Management

Section 2B: Barn and Facilities Management

Section 3: HEALTH AND SAFETY

Section 4: APPLICATION FOR A STALL

Section 5: ENTERING A NEW HORSE INTO THE BARN

Section 6: HORSES THAT WILL NOT BE ACCEPTED AT BHR

Section 7: VACANCY PROCEDURES

Section 8: BILLING PROCEDURES

Section 9: MAINTENANCE AND REPAIRS

Section 10: PASTURE MAINTENANCE

Section 11: EQUESTRIAN POLICIES AND PROCEDURES

Section 12: SAFETY POLICIES AND PROCEDURES

Section 13: COMMON PROPERTY/GUEST RING USE

Section 14: POLICY FOR EQUESTRIAN BARN STALLS WAITING LIST

Black Horse Run Stall Renter Agreement

Stall Renter Agreement Addendum, February 3, 2011

Barn Stall Agreement for Entering Second or Third Horse into Barn, November 15, 2011

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Section 1: AMENITIES

Our Black Horse Run Equestrian facility is a self-service Stable.

1. A 12' x 12' stall, either in the main barn or the adjoining two-stall "pony barn".
2. Each stall is equipped with an individual water faucet, hay rack, feed bin and electrical outlets.
3. Clean shavings are provided for all stalls.
4. Hay storage is provided directly above your stall.
5. A tack room is available in the main barn for your saddle, tack, grooming supplies and grain bin. Also, included is a small refrigerator for your use to store refreshments, equestrian medical supplies, and treats for your horse.
6. An outdoor wash area is provided with both cold water and warm water faucets.
7. An outdoor round pen (training pen) is available near the rear entrance of the main barn.
8. An outdoor sick paddock is available near the front entrance of the main barn for a horse that needs to be isolated due to healing from injury or may be used for a visiting horse to the neighborhood. Note: Visiting horses must post a current Coggins on the message board in the barn main aisle. Visiting horses must be owned by other BHR property owners.
9. A large and well-lighted riding ring is provided for you and may be used anytime. Prior reservations are not required. NOTE: BHR POA is a non-profit organization therefore the riding ring cannot be used to generate financial income for riding or training lessons. However, homeowners can bring in trainers for their own personal lessons and use the arena.
10. Five pastures are available for the horses to graze during turnout days equipped with automatic waterers for the horses' safety. The Equestrian Committee will designate in advance which pastures are currently available for grazing as part of our pasture maintenance program.
11. Gate locks and keys are provided to ensure safety for the horses while grazing.
12. Riding trails are available to BHR homeowners, please respect the fact these trails are on private property and in some cases come very close to individual houses. The trails are ONLY for use by members on horseback and are NOT to be used for ANY other reason such as walking or riding of motorized or non-motorized vehicles.

Section 2: DUTIES AND RESPONSIBILITIES

The Equestrian Committee is responsible for the following items.

Section 2A: Pasture and Trail Management

1. Survey and monitor the pastures and trails for unsafe conditions for horse and rider and report them to the BOD.
2. Make recommendations to the BOD as to resolution of unsafe conditions. Note: It is the responsibility of each property owner to maintain the portion of the trail on his or her property.
3. Formulate and document a pasture management plan that takes into consideration the following items:
 - a. Rotation of horses so as to not over graze any one section of pasture.
 - b. Seeding, fertilizing, and weed control of the pasture land.
 - c. Fence and gate orientation so as to provide safe and easy access to pasture areas for the horses. Safe and easy access to the common areas by other BHR property owners.

Section 2B: Barn and Facilities Management

1. Identify and provide for the general care and upkeep of the barn, pony barn, corrals, and pastures. This includes the structures as well as the utilities.
2. Insure that adequate supplies are maintained for the care and feeding of the horses.
3. Provide documented plans and procedures for the security of equipment, animals, and people.
4. Formulate and post schedules for feeding and other activities associated with shared workload.

Section 3: HEALTH AND SAFETY

1. Formulate and propose rules, plans, and procedures that provide for the safety of children, adults, and horses in and around the equestrian facilities.
2. Establish rules and procedures to help ensure a healthy environment is maintained for the horses.
3. The Equestrian Committee will elect a chairman to act as their leader and be their spokesperson in all matters.

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The following pages list the policies and procedures set up by the Equestrian Committee. The policies have not been established to make things difficult, but to help ensure order, and to make the equestrian experience safe and enjoyable for horse and owner.

Our community barn is a unique situation with each family having an equal say in the handling of its daily affairs not covered in this document. When there is a difference of opinion, a vote will be taken at a meeting of the stall renters, with each family having one vote, and the majority will set the rule.

Section 4: APPLICATION FOR A STALL

It is a privilege to use the BHR facilities. Each applicant must be current in their Association dues. The BHR property owner making application for a stall in the barn must read and sign the Board approved Black Horse Run Property Owner's Association Equestrian Policies and Procedures, current version of this document.

It is recommended that the BHR property owner visit the barn and speak with the equestrian coordinator.

Resident owner renting a stall assumes full responsibility for all their obligations as a participant in the community barn. It is strongly recommended that resident owners visit the barn regularly (daily if warranted) to ensure obligations are being met.

Due to the availability of space, one horse per family will be accepted. *Please refer to 11-15-11 Addendum for complete specifications.*

Exception - If such time arises that stalls are freely available, a family may rent another stall/stalls with a signed agreement. The following rules apply:

- First horse takes priority over a second.
- Second horse takes priority over a third and so forth.
- A second horse has 6 months to vacate.
- Third + horses have 3 months to vacate.
- Lottery will determine the exit order if needed.
- **Exception** –There will be no sub-leasing of stalls.
- Because availability of stalls in the community barn is limited, and because it is the intention of the community to create an equestrian environment where as many homeowners as possible can enjoy the amenities, horses that are not broke to be ridden will only be allowed at the community barn if an open stall is available. If at any time a lottery needs to be performed the owner with this type of horse will be required to vacate the stall before any other lotteries take place.

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In order to meet this requirement the owner, or a member of their family, should be able to demonstrate the horse calmly and quietly allowing a rider on its back and responding to basic commands to go forward, change gaits, stop, turn around, and back up. **Amended 3-13-15**

Section 5: ENTERING A NEW HORSE INTO THE BARN

1. All horses **visiting** the equestrian area and **boarding** in the BHR barn must have tetanus, rabies and encephalitis vaccinations at least once a year.
2. Negative Coggins within six month before entering the barn.
3. Veterinary Health Certificate within ten (10) days before entering the barn.
4. A copy of these certificates must be on file in the BHR office.
5. A copy must be posted on the stall door at the time the horse is entered and must remain for a period of no less than one week.
6. A copy of the Equestrian Policies and Procedures must be read and an agreement signed by the resident owner. A copy of this agreement must be on file in the office.
7. Horse shall be de-wormed and quarantined in their stall for 24 hrs.

Section 6: HORSES THAT WILL NOT BE ACCEPTED AT BHR

1. No stallions are allowed.
2. No mares in foal past 5 months gestation or with foal.

Section 7: VACANCY PROCEDURES

To assure the most availability to all property owners, leased stalls must be occupied with a horse on a continuous basis. Sporadic occupancy, (less than 20 days per month), does not constitute a continuous use.

A lessee having a horse at the barn wishing to have their stall temporarily vacant must provide written notice to the BHR Equestrian Committee Chairman stating the reason for the temporary vacancy and the expected duration. This notification will be reviewed and put on file at the Black Horse Run business office.

Any stall vacant of horse for a period of six months will constitute the automatic termination of lease privileges at the Black Horse Run barn facility. At the end of five months of vacancy the stall renter will be notified by the BHR Equestrian Board Member of the pending lease termination if the stall is not reoccupied. Should there not be any formal immediate demands for use of the stall by another property owner, the lessee may request in writing a review for extension to continue to rent the stall. The request

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must state the reasons for continuing to have the stall vacant. The Equestrian Committee will review the request and make a recommendation to the BHR Board of Directors for approval. An extension may be granted for a period of up to three months. Additional extension may be requested thirty days prior to the end of any extension granted.

During an extension period, a formal request by a Black Horse Run property owner to lease the stall will be cause for the current lessee to either occupy the stall by the end of the extension period or lose the lease.

Section 8: BILLING PROCEDURES

1. When a rental agreement has been accepted, the terms of the rental agreement will begin as soon as the stall is available.
2. Bills for the stall board will arrive monthly.
3. When you are more than three months in arrears in stall rental you are liable to court action and subject to termination of Equestrian Facility usage.
4. Moving of horses in or out of the barn must be reported to the office by the resident owner renting the stall. This is just for ensuring a correct bill.
5. The office will bill at the 1st of each month.
6. Thirty day notice must be given when vacating a stall.

Section 9: MAINTENANCE AND REPAIRS

1. Extra boards should be available for an emergency repair.
2. However, safety dictates that all broken boards be fixed immediately. If it is not known how the fence was broken, we should all feel responsible and someone agree to fix it, taking turns as time repeats itself.
3. Upon vacating your stall permanently, it is your responsibility to make any and all repairs inside the stall. The stall will be checked by equestrian chair, and approval conveyed to Jane at the BHR office. If boarder does not choose to do this, the repair will be made and the boarder will be billed for the repair.

Section 10: PASTURE MAINTENANCE

1. In an effort to keep the grass in good condition, there will be no lunging of horses in the pasture.
2. Horses may be lunged in the lunging ring behind the barn or in the big riding ring.
3. There will be no pasture rights to non-boarders.

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4. No pasture boarding will be offered.
5. Due to the limited size of our pastures, all horses are required to spend approximately half day in their Stall and half day grazing in the designated Paddock.
6. Pasture rotation is necessary to maintain proper grazing methods at BHR. Pasture rotations will be posted in advance on the chalkboard located on the barn main aisle. You will be required to maintain awareness of the pasture rotations so your daily turnout is to the correct paddock. All BHR horse owners will have discussions relative to the horse personalities for the best match of horses to be assigned to each small paddock. BHR does not use an all gelding and all mare turnout method.

Section 11: EQUESTRIAN POLICIES AND PROCEDURES

1. Any changes in stall or pasture rotation, that has been previously agreed upon by the barn members, must be discussed by all members at a meeting. (Exception: in case of an injured horse.) If your horse is put in the back pasture you may have to close the windows if other horses in their stalls begin to fight through the windows.
2. Shot and worming must be kept up to date as per the group schedule. Coggins must be repeated annually.
3. Feed horses on a.m. and p.m. schedule DAILY.
4. Turn out and put up horses according to posted pasture schedule. All horses must be in stalls during feeding time.
5. Horses are to be fed only in their stalls.
6. Provide grain, hay and a sufficient supply of water for your own horse.
7. Store/Stack all your horse quality hay in the Barn loft directly above your Stall. You are responsible to have your hay stacked above your Stall.
8. Provide a container for your grain.
9. You are responsible for the vetting and shoeing of your horse. Group times may be arranged for some things.
10. You are responsible for periodic cleaning of water and feed buckets and should attempt to keep cobwebs to a minimum (they are a fire hazard near lights). Mandatory quarterly cleaning of cobwebs, a note will be written on board when this will take place. Fans must be cleaned at least once a year.
11. Every horse needs a halter with an attached lead rope hanging on the stall door while in the stall.

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12. Halters and lead ropes must be left by the gate while horses are in the pasture.
13. Internal stall maintenance is your responsibility, including repairing your own dripping faucets, locks on stall doors, and keeping clay floor at proper level. Stall guards must be attached securely.
14. Pick out stalls and remove wet spots DAILY.
15. Dump all muck in muck pile toward the back. (no garbage or bailing twine in muck pile).
16. Clean up any litter made while caring for your horse.
17. The fly control procedure that is decided upon must be followed by everyone. Provide your own fly spray.
18. Keep stall walls sprayed and fly paper up in the summer. It will also be necessary to keep manure picked up more often to help keep down the flies.
19. Shavings are expensive! Keep stalls clean and use shaving sparingly. Limit – one and 1/2 cart load per week when necessary.
20. Recover the shaving pile after use and re-hang the tools.
21. The tack room is to be locked at all times when no one is in the barnyard area. Lock all pasture gates during daily turnout.
22. Only boarders may have keys for key locks.
23. Personal items in the tack room are limited to what will fit directly under and above your saddle rack. Isle should be kept clear with no storage on floor.
24. Schedule time every day to walk your horse from their Stall out to the designated pasture and again later to walk your horse from the pasture back to their Stall. It is acceptable to barter with other BHR horse owners to care for your horse if you cannot be available or need to be away for a day or two. This arrangement is on an exception-level basis, not designed as a regular practice due to the limited number of stalls and the stated intent of our self-service barn. In extenuating circumstances and after exhausting all BHR resources, it is acceptable to schedule someone other than a BHR horse/home owner to care for your horse on a limited, short-term basis. Individuals who help in this regard must abide by all the rules, and it is the boarders' responsibility to ensure this. Person must be 13 years old or older and have necessary experience. Please notify equestrian members of who will be caring for your horse/s while you are away and ensure their name and contact phone number are listed and attached to the Stall door and you have discussed these arrangements with them in advance.
25. Flag Duty - Each stall takes turns being responsible for sweeping/blowing hallway, sweeping tack room, emptying trash, and sweeping/blowing the wash area at least 3 times a week. This

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duty runs from Monday to Sunday.

26. BHR Stable uses a daytime turnout during spring/fall/winter months and a nighttime turnout during hot summer months. During spring/fall/winter months, BHR Stable uses a “shared responsibility” to feed all the horses during the early morning feed time. You will be required to participate in this program with the responsibility to feed all the horses during your assigned 7-day weekly rotation.
27. Each BHR horse owner is required to feed all the horses one week for each horse Stall they are renting. Each/every BHR horse owner will be required, to have hay/grain “setup in advance” for the early morning feeding. During your assigned weekly rotation of feeding, you will also be responsible to maintain the cleanliness of the Barn main aisle, tack room, and empty the tack room trash receptacle. These duties may be done anytime during the week as required.
28. When using the wash area, you must clean up after using the area, all manure, hair, etc. is to be cleaned up.
29. Never leave a horse unattended in the cross-ties.
30. No special needs horses will be accepted.
31. Round pen is not to be used for turnout; horses should not be left unattended in the round pen.
32. As stalls become available in the large barn, 1st horses (in order of seniority) will have the right of refusal on the vacated stall and tack area.

Section 12: SAFETY POLICES AND PROCEDURES

1. Horses must be groomed and tacked up (including blanketing and unblanketing) either in the stall or outside the barn.
2. The hallway is for passage only. No horses' are to be tied in any manner in the hallway of the barn or to be left unattended in the barn or barnyard.
3. No mounted horses in the barn.
4. It is suggested that appropriate safety gear used at all times.
5. Any horse that proves to be a problem will be reviewed by the Equestrian Committee for appropriate action.
6. Proven acts of foul play in the barn by you or for persons you are responsible for will cause you to be liable for damage and replacement and/or permanent eviction from the barn.

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7. All safety rules will be strictly enforced. First infractions will be a written warning; second infraction will be restriction of use of the ring and trails for one week; and the third infraction will be restriction of the use of the ring and trails for two weeks.
8. The Board of Directors can ask a boarder to leave the barn if four infractions of the rules occur. All infractions must be documented in writing and presented to the chairman of the Equestrian Committee.
9. These policies and safety procedures should be reviewed annually.
10. Considering the assumed danger when handling horses, the committee insists that a responsible and knowledgeable adult accompany any child, 12 and under, at all times while in the barn and pasture area.
11. No children under the age of 13 are allowed unsupervised in the hayloft. The adult supervising them must be in the hayloft with them for safety reasons.

Amended 3-13-15

Section 13: COMMON PROPERTY/GUEST RING USE

1. Current negative Coggins within one year is required of any horse using BHR's common properties.
2. All guest horses must be accompanied by BHR host at least 13 years old.
3. Round pen and riding ring may be used for lessons only by members of BHR. Anyone that is not a resident member cannot receive lessons on BHR property.

Section 14: POLICY FOR EQUESTRIAN BARN STALLS WAITING LIST

This policy outlines the procedure to be followed in filling the stalls of the equestrian barn for rental. The Black Horse Run Property Owners' Association Board of Directors recognizes requests for stall rental may exceed the availability of facilities and requires a procedure to provide for fair and equitable utilization of equestrian facilities. Implementation, interpretation and modification of rules and policies of the BHR Property Owners' Association are the responsibility of the Board of Directors. This policy is consistent with a goal of full utilization of facilities to the benefit of stall renters and the BHR community.

Please refer to 11-15-11 Addendum for complete specifications regarding multi-horse policies and procedures.

1. If the barn is fully occupied, a list will be maintained in the office by the office personnel for the purpose of establishing the order of request for a stall.
2. A listing may be made only by a BHR member in person at the clubhouse office.

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3. Following approval to fill the stall, the first member on the list will be notified in writing that a stall is available. The member will have three business days to accept or reject rental of the stall in writing. (Reasonable allowance will be made for families out of town, on vacation, etc.) Receipt of written rental acceptance notice is authorization to begin stall rental billing.
4. When rental is accepted, the terms of the rental will begin as soon as the stall is available.
5. If the first member on the list rejects rental, the next member on the list will be notified of availability.
6. A member may be listed only once, on the waiting list at a time.
7. Final disposition of the stall will be reported to the Board.
8. This policy will be reviewed and appropriate modification made yearly.
9. Anyone purchasing a horse that is presently stabled at BHR, must follow the prescribed stall waiting list policy - you are purchasing the horse - not the stall.

AGREEMENT

I have read Sections 1-14 of the policies and procedures set up by the BHR Equestrian Committee and I am willing to abide by these policies and procedures.

Signature _____

Date _____

Section _____

Lot _____

Black Horse Run Stall Rental Agreement

This Agreement, made and entered into on the date set forth below, by and between Black Horse Run Property Owners Association (hereinafter "BHR") and the undersigned Stall Renter.

WITNESSETH

WHEREAS, BHR has a stall(s) available in BHR's Horse Barn and Stall Renter desires to rent stall(s) in the Horse Barn, and BHR desires to rent stall(s) to Stall Renter; and

WHEREAS, the parties desire the rental relationship to be governed by this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, it is agreed:

TERM. The term of this Agreement shall commence on the date set forth below, and shall continue on a month to month basis, until terminated by either party as provided herein.

RENT. The rent shall be \$150.00 per horse per month, rent to be payable in advance on the 1st day of each month at the BHR Office. Rent not paid within thirty (30) days after the due date shall accrue interest from the date of delinquency at a rate equal to eight (8) percent per annum, but not greater than the maximum rate allowed by law. Rent may be increased or decreased by the BHR Board of Directors after annual review and upon sixty (60) days notice to Stall Renter. Prorating to Stall Renters will be available at the rate of \$5.00 per day.

RENTER IN GOOD STANDING. In order to rent a stall and to continue renting a stall, Stall Renter must be current on all BHR dues and assessments, and Stall Renter must be in good standing with BHR.

DUTIES OF BHR. BHR will provide the following, in return for rent:

Barn will be provided with a telephone, electricity, and water. Repairs and maintenance of barn, including the outer structure, flooring, walls, stall partitions, doors, windows, hardware, plumbing, electrical and roofing.

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Supplies and equipment, including wheelbarrow, pitchfork, hoses, tarps, crossties, shovels, lime, fly strips, brooms, rakes, stall mats, and security chains and padlocks for pastures and padlocks for pastures and tack room(s). Requests for additional equipment will require BHR Board Approval.

Maintenance services for upkeep of the parking lot, shavings bin, muck pit, mowing and weed control around barn area, and pest and rodent control around barn area.

Maintenance of the pasture areas, including mowing, weed control, seeding, fertilizing, and all fence and gate repairs.

Round bales of hay for feed during the pasture's slow-growth periods of the year, in accordance with amounts budgeted by the BHR Board.

Shavings for the stall(s), not to exceed 1.5 carts of shavings per stall per week.

Access to equestrian common areas, along with other horse owners in BHR, including the riding ring and jumping equipment, "sick bay" paddock, crossties and wash areas, round pen, and riding trails throughout the BHR community.

The rent will not be used to pay for maintenance, repairs and improvements on common property. Common property includes the riding ring, sick pen, round pen and wash area. This will be the sole responsibility of BHR.

BARN COMMITTEE ASSISTANCE. Stall Renter shall bring any requests for equipment, supplies, or repairs, not addressed above, to the attention of the Barn Committee, which if it deems appropriate, will submit an Expenditure Request Form to the BHR Board for approval. The BHR Board reserves the right to deny payment of any invoices not approved.

SERVICES NOT PROVIDED BY BHR. Services not set forth herein as duties of BHR shall not be provided by BHR, including, but not limited to, veterinary services, shoeing services, cleaning and feeding of Stall Renter's horse(s), and cleaning of Stall Renter's stall(s).

RISK OF LOSS. Stall Renter understands and agrees that BHR is not responsible for, and shall not be liable for, any sickness, disease, theft, injury or death which may occur with respect to Stall Renter's horse(s), while on BHR property, and Stall Renter understands that BHR does not carry any insurance on any horses utilizing BHR equestrian facilities, and that all risks connected with keeping Stall Renter's horse at the BHR barn or utilizing other BHR equestrian facilities are borne by Stall Renter and not by BHR.

INDEMNIFICATION AND HOLD HARMLESS. Stall Renter shall defend, indemnify, and hold harmless BHR from and against any claim, loss, expense, attorney's fees and litigation costs, for damages to any person, property, or animals arising out of Stall Renter's use of the BHR barn and other BHR equestrian facilities.

TERMINATION. This Agreement constitutes a month-to-month tenancy, and either party may terminate this Agreement by giving the other party thirty (30) days' notice in writing of intent to terminate. Notice shall be given by regular mail to the address of the respective party as set forth below. If Stall Renter has not paid stall rent as herein set forth, and BHR gives Stall Renter thirty (30)

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days' notice of intent to terminate this Agreement for failure to pay rent, Stall Renter may cause the notice of termination to be vacated and withdrawn by paying all back rent due within fifteen (15) days of receiving the notice of termination. BHR's mailing address: 11701 Black Horse Run, Raleigh, NC 27613.

RIGHT OF LIEN. Stall Renter is hereby put on notice that BHR has a right of lien, as set forth in Chapter 44A-2(c) of the General Statutes of North Carolina, for the amount of rent overdue and unpaid, and BHR shall have the rights, in accordance with said statutory provisions.

LAW OF NORTH CAROLINA GOVERNS. This Agreement shall be governed by the laws of the State of North Carolina.

IN WITNESS WHEREOF, BHR has caused this Agreement to be executed by its duly authorized persons, and Stall Renter has executed this Agreement by his/her hand and seal on this the _____ day of _____, _____.

BHR's Authorized Person, Title

Barn Stall Renter

Printed Name and Address Below:

Printed Name and Address Below:

Print Name

Print Name

Address

Address

Stall Renter Agreement Addendum

February 3, 2011

To all BHR stall renters:

In an effort to maintain an atmosphere of cooperation, community and enjoyment - the Black Horse Run (BHR) Board of Directors is now requiring all stall renters sign and abide by the following policies.

All stall renters shall:

1. Attend and participate in barn meetings.
2. Abide by the policies voted on by the majority.
3. Conduct themselves in a professional and pleasant manner.
4. Participate in maintaining the BHR equestrian facilities, such as cleaning up around the barn area.
5. Be willing to own a specific duty (eg: ordering the shavings). These duties will be assigned and reviewed during the regular barn meetings.
6. Enter only their assigned stall or common areas within the horse barn. No one is allowed to enter another renter's stall or handle another renter's horse unless asked to do so or unless they see that a horse may be in danger.
7. Respect the privacy, property, and wishes of the other stall renters.

The BHR barn facilities are for the enjoyment of all stall renters. So in the event that these above mentioned policies are not followed and the violator is deemed to be creating a negative and unpleasant environment for the majority - the BHR Board of Directors may provide a 30 day written notice of eviction and cancel any stall agreement. At that time the evicted stall renter will have 30 days to remove his or her horse(s) from the BHR barn.

Stall # _____

Signature _____

Date _____

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Barn Stall Agreement for Entering Second or Third Horse in Barn:

Re: Item #4 under Application for a Stall in Equestrian Policies and Procedures:

11/15/11

BHR Multiple Stall Rental Policy:

A limited number of stalls are available for those in the community wishing to extend their hands-on experience of caring and maintaining a horse. It is a self-service (cooperative) environment where members can share their experiences, ideas, and labors.

Stall availability:

There are a limited number of stalls available in the community barns, therefore a policy for order of renting, needs to be established. The order will try to maximize the number of families utilizing the community's resources. A BHR property owner requesting their first stall takes priority over a BHR property owner requesting a second stall. A BHR property owner requesting a second stall takes priority over a BHR property owner requesting a third stall. This logic continues for the third stall and on. If at such times there is a stall vacancy and no BHR property owner requesting a stall then a BHR associate member may rent a stall if approved by the board of directors. If there is a tie at any of these levels, for example two BHR property owners requesting their first stall, the tie breaker will be ordered by the date and time of the request.

In an effort to pursue the goal of maximizing the number of families utilizing the community's barns, there will be additional rules to help achieve this goal. Stall renters can be asked to give up their stall under these conditions.

A BHR property owner requesting their first stall will result in asking the BHR associate member with the most stalls to give up a stall. If it is the third or more stall then the associate member has 3 months to give up the stall. If the BHR associate member has 2 stalls then they would have 6 months to give up the second stall. If the BHR associate member has 1 stall then they would have 6 months to give up the primary stall. If there are no BHR associate members renting stalls then the progression continues to BHR property owners renting more than one stall starting with the property owner having the most stalls rented. If it is the third or more stall then the property owner would have 3 months to give up the stall. If the property owner has 2 stalls then they would have 6 months to give up the stall. BHR property owners with only one stall will not be asked to give up the stall. A BHR property owner requesting a second or more stall will follow the progression the same as the BHR property owner first stall request with the exception that the stall number being requested cannot bump a BHR property owner renting stalls equal to or less than that number. When a stall is to be vacated, members with equal conditions for vacating will be selected by lottery.

AGREEMENT

I have read all the policies and procedures for bringing in second horse to the BHR barn and am willing to abide by these policies and procedures.

Signature _____

Date _____

Section _____

Lot _____