

# Whispering Creek Equestrian Center

## Policies and Rules

Effective September 1, 2006, "Whispering Creek Stables and Pastures" will be known as "Whispering Creek Equestrian Center (WCEC)".

The Rules as governed by the Boarding Contract signed by Boarders under Whispering Creek Stables and Pastures have changed to reflect the policies of new ownership and the transition to Whispering Creek Equestrian Center (WCEC). A summary of the revised rules is as follows:

1. All board is due on the first of each month. Any payments received after the 3<sup>rd</sup> of the month will have a 10% late fee assessed. Any payments received after the 15<sup>th</sup> of the month will have a 20% late fee total. If board is not received by the last day of the month, a 50% late fee will be assessed. If board is more than 60 days past due, eviction proceedings may occur.

Late Fees will be assessed according to the following table:

<u>Board Paid by</u>	<u>Late Fee</u>
1 <sup>st</sup> – 3 <sup>rd</sup> Day of each Month	\$0
1-12 days late	10% of board
13-27 days late	20% of board
28-56 days late	50% of board
57 or more days late	Possible Eviction

2. All stalls are to be cleaned at least 6 days a week, or be subject to a \$50 cleaning fee. Stalls will be red tagged if they are not cleaned. This serves as notification that a cleaning fee may be assessed.
3. No loose horses on the premises. Horses are NOT to be left unattended outside their stalls. This includes turnout rings, as owners must be on WCEC property. Horses must be secured at all times in designated areas only.
4. Horses are to be turned out in designated areas only. Responsible person for the horse must remain on WCEC property.
5. Common areas are to be shared by all boarders and guests. Multiple instructors may teach in the same arena or round pen concurrently.
6. Horse owners are responsible for ensuring appropriate water supply(ies) for their horse(s). Any person may add water as needed to any horse's water supply.
7. All water hoses, rakes, shovels, wheel barrows and other commonly shared equipment must be neatly returned to the designated storage areas when not in use.
8. Horses are to be washed at designated washracks only. No saddling, grooming or shoeing is allowed in the wash racks when people are waiting to use it. All boarders must clean up after themselves when done using the wash rack.
9. Whispering Creek Equestrian Center strongly recommends wearing safety helmets while riding. **Riders under the age of 18 are required to wear safety helmets.** Anyone jumping horses are **required** to wear a helmet regardless of age. Rider safety is paramount at WCEC.
10. **NEW RULE:** Any equipment used as jumps (barrels, boxes, etc.) must be removed from the ring after use.
11. All gates at Whispering Creek Equestrian Center must be closed at all times. If you are the last person on the premises, ensure all gates are locked.
12. Report any broken or damaged equipment (or property) to Whispering Creek Equestrian Center Management. Reporting broken or damaged equipment (or property) does not necessarily mean the person is liable for it.
13. Manure is to be dumped in designated areas only. Everyone is expected to clean up after themselves and their horses. If WCEC Management continuously cleans up after any horse, penalty fees (minimum \$50) will be assessed. After multiple offenses, disciplinary action will occur, possibly resulting in eviction.
14. All dogs must be leashed at all times. It is strongly advised to monitor your dog(s) at all times.
15. There is **no smoking** on Whispering Creek Equestrian Center at any place at any time.

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16. No drinking of alcoholic beverages is allowed at Whispering Creek Equestrian Center at any time.
17. In the event of an emergency involving other horses, the owner(s) of the horse(s) must be notified immediately. Whispering Creek Equestrian Center Management must also be notified if the owner cannot be reached.
18. Ownership of the horse, along with Veterinary and Farrier emergency contact information, must be posted on the Boarder and Horse Information Card. The Card must be placed on a visible area on each horse's stall. Cards for pasture horses will be kept in the Hay Barn and WCEC Manager's tack room. Owner is responsible for ensuring Cards contain current information.
19. The speed limit on all roads on Whispering Creek Equestrian Center properties is **5 mph**. This will be strictly enforced. Fines will be assessed and disciplinary action will be taken to violators. All bicycles must be walked on WCEC property.
20. No running is allowed on the property.
21. All minors must be accompanied by an adult if on WCEC property after 7:00 pm.
22. There is a 10 minute time limit in the upper and lower round pens when other people are waiting to use it. Lessons do not apply to this rule.
23. All round pens and rings will be watered prior to use.
24. NEW RULE: The manure bins are for manure droppings only. If hay, garbage, garden trimmings or other materials are continued to be placed in the manure bins, the removal rates will increase. This will result in an increase in board.
25. NEW RULE: All trainers, veterinarians, farriers and anyone else using Whispering Creek Equestrian Center facilities must show proof of liability insurance prior to the use of WCEC facilities.
  - Proof of insurance must be provided to the Barn Manager prior to the commencement of any activities at WCEC.
  - Copies of insurance renewals must be provided to WCEC on a continual basis as they are received by the policy holder.
26. Any inappropriate actions resulting in damage or harm to Whispering Creek Equestrian Center horses, persons or property could be grounds for immediate eviction.

Non-compliance with any of the revised rules as outlined in the Revised Boarding Contract will result in disciplinary action. A verbal warning will be issued upon first offense, and the offense must be resolved within 24 hours. A second verbal and a written warning will be issued upon second offense, or if the first offense has not been resolved within 48 hours. Upon third offense, or previous offense is still not resolved after 72 hours, corrective action will be taken. Corrective action may include penalties, cease of operations, a fine and/or eviction. Fines are a minimum of \$50 and will increase with the number of offenses and severity of the offense.

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I have read and understand the Rules revised in the Whispering Creek Equestrian Center Boarding Contract. I understand that violating the rules could result in immediate eviction from the WCEC properties. I understand that these rules are subject to change by management as needed.

Boarder Name	Boarder Signature	Date
Parent/Guardian (if applicable)	Parent/Guardian Signature (if applicable)	Date
	Whispering Creek Equestrian Center (WCEC) Signature	Date