

**Brooke's Enterprises, LLC. El Rodeo Equestrian Center**  
**ATTACHMENT "A"**  
**STABLE and SAFETY OPERATIONS**

Welcome to Brooke's Enterprises, LLC! We feel it is our responsibility to the boarders to provide a safe, clean and well maintained facility. With this in mind, some rules are necessary. Please have every family member and guest using the stable read and understand the following rules.

It is the sole discretion and judgment of the Stable whether the conduct of Owner/ Boarders, etc., are in violation of the Rules.

1. Stable Facilities: The Stable facilities are for the use of our boarders and/or their families and guests. Boarders will be responsible for the conduct of themselves and their guests while at the Stables. We reserve the right to refuse admittance and/or direct non-boarders to leave the Stable if their conduct does not conform to Stable Rules and/or good social conduct.

If in the sole discretion and judgment of the Stable any boarder, family member or guest has violated any of the Stable Rules they will be given written notice to vacate the Stable.

Actions such as stealing, use of narcotics and/or excessive alcohol consumption, intentional damage or destruction of Stable or any boarder's property or abuse of animals, physical or verbal abuse of boarders or Stable personnel will not be tolerated and will result in immediate expulsion from the Stable.

1. Feeding: We feed one flake of alfalfa hay twice a day. Feeding time is approximately 7:00 A.M. and 4:00 P.M. Horses are fed one flake per feeding. Arrangements for horses needing more feed or special diets must be made by the owner as the Stable is not able to accommodate these special needs. We will provide normal rations for horse trailering. We offer Timothy or Orchard hay instead of alfalfa once or twice a day for an additional fee.
2. Tack Lockers: One tack locker per horse is provided for all horses in stalls. No lockers are provided for horses in pens. No food/feed is to be kept in lockers. The lockers are not burglar proof, so we recommend valuable tack not be kept in them. We are not responsible for lost or stolen property.
3. Wash Racks: Only wash horses in the wash racks. Excessive dirt and all manure are to be put in the adjacent trash cans. Do not clip horses in wash racks.

4. Grooming Racks: Only groom in these. Do not tie horses to pipe corrals or tack rooms to groom or saddle. All manure & clippings are to be put in an adjacent trash can.
5. Horse Shoeing: This is only to be done in the shoeing rack.
6. Horse Trailers: We provide storage in the designated area for an additional monthly fee. A trailer release form must be on file with Stable. We are not responsible for theft or damage to your trailer.
7. Other Riders/Lesseees: You may not allow other people to ride or lease your horse unless they have signed a release on file with the Stable.
8. Damage to Stalls/Pens: Any damage above and beyond normal wear and tear shall be charged to the Owner.
9. Leash Law/Dog Release: A Dog Release form must be on file with Stable in order to bring a dog on the property. The rule is that dogs are to be on a leash or tied up at all times while at the Stable. In the interest of everyone's enjoyment, we do not enforce this rule as long as everyone's dogs get along. If in the sole discretion and judgment of the Stable a particular dog presents a problem, then this rule will be applied, or in extreme cases a dog or breed of dog might be banned from the property.  
Dog owners must pick up after their dog.
10. Hours: The Stable is locked at night thereby not allowing people access to their horses. The City of Brea requires that all extraneous lights, especially arena lights, be off between the hours of 10:00 P.M. and 6:00 A.M. Therefore, there is no riding between those hours. Except in the case of injury or illness, no one should be at the Stable after 8:00pm during Winter and 10:00pm during Summer.
11. Stalls: Boarders rent a type of accommodation, not a particular stall! The management reserves the right to relocate horses in the interest of creating the best and safest environment for everyone.
12. Dry Stalling: A stall can be dry stalled for a maximum of three months. The dry stall fee is 75% of the normal board. A stall must be empty for at least 1 month to qualify for dry stalling. A request to dry stall must be made in writing prior to its taking effect.

13. Subleasing: There shall be no subleasing of stalls.
14. Tack boxes/lockers: Each boarder is allowed one approved tack box/locker which is not to exceed 3' deep by 4' wide by 6' high. All boxes/lockers must be approved.
15. Tack sheds: All tack sheds must be approved and will be charged an additional fee. No tack shed shall be larger than 6' x 8'. No one is allowed to own more than one tack shed.
16. Stall Improvements: All changes/additions to stalls must be approved & implemented by Stable. All such improvements become the property of the Stable.
17. Arenas: Arenas will be locked during inclement weather.
18. Outside Venders: Only approved outside venders will be allowed to come on the property and care for horses. This includes anyone blanketing, feeding, walking, turning out or riding any horse. Stable will supply list of approved venders upon request.
19. Internal Stall/Pen Changes: a \$100 fee will be charged for each internal move.
20. Arena Rules: Main Arena: Horses being ridden have preference. Lunging OK while horses being ridden. No whips if horses are being ridden. Smaller Riding Arenas: Horses being ridden have preference over turn outs. Turning out and lunging is OK if no rider is present. 20 minute attended time limit, vacate for rider immediately. No whips if there are riders nearby. Turn Out Arenas: Turn outs have priority. 20 minute attended time limit if someone is waiting. Riders OK when no turn outs or lunging are present. Riders must vacate immediately when turn out waiting.
21. Arenas Closed: During rain or in the case of the threat of rain Arenas will be closed.
22. Tack: Any tack or supplies left longer than 48 hours after a horse leaves the Stable permanently becomes the property of the Stable.
23. Non-boarders: Any boarder inviting a non-boarder onto Stable property will assume all potential risks associated with being at a Horse Boarding Stable.
24. Club House: Anyone wishing to use the Club House and patio area for any organized party or gathering must get prior permission from Stable owner or Event Coordinator.

25. Feed/Shavings Changes: Changes to feed or shavings must be requested in writing & received by the 20<sup>th</sup> of the month to take affect the following month. There is no pro rating of the cost of either feed or shavings.
26. Stallions: No stallions are allowed or horses who have not been gelded for at least three months.
27. Liability Insurance: All boarders are required to carry specific Equine Liability Insurance naming the Stable as additionally insured in the minimum amounts of \$1,000,000/\$2,000,000. A current Certificate of Liability Insurance must be on file with the Stable.
28. Medical Insurance: All boarders, riders & lessees are required to have personal medical insurance.
29. Trainers: We do not allow “outside” Trainers. The only people allowed to act in the capacity of a Trainer are the “approved” Trainers who maintain their business @ the Stable.
30. Mucking Stalls: Boarders choosing to muck their stall are responsible for taking the manure to a manure dump. Do not leave manure anywhere outside the stall. The manure can be deposited inside the stall close to the front gate & workers will remove. No excess shavings or trash included in the manure.
31. General Rules:

NO SMOKING IN STABLE, BARN OR RIDING AREAS

No trotting or running horses in the Stable area

No riding double

A helmet is required when jumping in any arena

No using lunge whip when rider is in any arena near you

No turn outs in Main Arena - see item #20 for regulations

Do not put horses on the hot, or panel walker or in the round pen and leave the area

No cars allowed in the barn areas—stay in the parking lots

No one is allowed in the shavings hay barn

Clean up after your horse in the wash and grooming racks

Children under twelve (12) must be supervised by parent/guardian

Put all trash in trash cans Appropriate foot wear shall be worn by anyone visiting the Stable—no sandals or flip flops

We strongly recommend never going on trail rides alone

Speed limit is 5 miles per hour

No salt blocks in feeders or on metal bars

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_