



## **Appleatchee Rules and Regulations for Stall Rental**

### **General**

1. Units shall be rented to members only, on a first-come first -served basis.
2. No electrical or propane equipment, i.e.; refrigerators, microwaves, heaters, coffee pots, televisions, radios and or etc., it is strictly prohibited by our Insured, The Travelers. No portable electrical cord/lights shall be in the aisle way or paddocks.
3. One horse only shall be permitted per unit, except for suckling foal, which may be `stabled with its dam until it is six (6) months old.
4. No stallions over 18 months of age shall be boarded on the grounds.
5. No horses shall be ridden in the barns.
6. No vehicles or bicycles shall be permitted in the barns, with the exception of delivering feed or bedding.
7. No objects will be left unattended in the barn aisle which obstructs access.
8. No personal motorized equipment to be used inside paddocks for maintenance.
9. There shall be no breeding of horses on the club Grounds.
10. A member may sublease a stall but it must be submitted to the Landlord in writing and comply with current sublease rules as set by Landlord.
11. There shall be no straw used for bedding without approval of Landlord.
12. Landlord may require the removal of any horse considered to be ill, diseased, neglected or mistreated.
13. Landlord may contact the veterinarian of record (listed on stall) for immediate emergency treatment if unable to contact the Tenant of record. Tenant will be responsible for any veterinary charges incurred.

### **Maintenance**

1. Barns and paddocks shall be cleaned at least: three times a week. May 1st thru October 31st stalls must be cleaned daily. Stalls will be checked by Landlord. Any tenant requested to maintain his/her stall is subject to termination of his rental unit in accordance with the Barn Unit Rental Agreement.
2. Loose hay from deliveries and feeding must be cleaned up from barn isle.
3. All manure must be thrown at least three (3) feet outside of the paddocks: no manure or trash is to be thrown into the aisle in the center of the barns.
4. Manure is to be dumped in designated areas only, or on cement pads other than the wash racks.
5. Manure not removed by Tenant for personal use belongs to Landlord.
6. Garbage cans shall be placed only at locations specified by the Landlord.
7. Any significant snow fall must be removed from paddocks within 48 hours. When snow slides off the barn roof your horse must have a clear path out of the stall to the water.
8. No Alteration may be done to the stalls or paddocks without approval of Landlord.
9. Minor repairs and maintenance to stall will be performed by Tenant. Major repairs and maintenance will be provided by Landlord.

### **Ground Rental Periods**

The club retains the right to use the box stalls during any Ground Rental period, at which time the Tenant must:

1. Confine Tenant's horse in the paddock and leave the box stall available for visiting horses.
2. Clean box stall to bare dirt or flooring.
3. Damage: Any damage to stall during Ground Rental, if reported to Landlord with three (3) days after conclusion of the Grounds Rental, will be repairs by Landlord.

### **Improvements and Modifications:**

#### **Tenant Barn Renters May:**

1. Install wood or concrete floors in tack room only.
2. Install any reasonable shelving, saddle racks, hooks for tack, etc. providing nothing protrudes into box stalls.
3. Install mangers or feed boxes.
4. Tenant may attach removable signs to the stalls and tack rooms stating information about the horse or owner. No paint or permanent material may be used.
5. Apply and re-apply some type of protection to eliminate horse from chewing on wood.

#### **Tenant Barn Renters Shall:**

1. Inspect and accept the condition of each unit before initial occupancy.
2. Maintain latches to secure all doors shut or open.
3. Keep all hinges, latches, doors, and gates operative condition.
4. Maintain paddocks in a state of repair with the same type of construction as originally built.

#### **Enforcement:**

1. These rules shall be interpreted and enforced by the Board of Trustees of Appleatchee Riders Association.
2. Landlord shall have the right to inspect box stall, paddocks and tack rooms for compliance with these rules.
3. One week before any unit will be required for a Ground Rental a dated notice will be posted to the unit, stating the unit may be required.
4. If box stalls are not cleaned and made available for Ground Rental within the time required or within the time noticed, there will be an additional charge of **\$25.00** for each unit not cleaned.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Revised January 2020