

Meadowstream Community Association

Meadowstream Stables

Rules

December 15, 1995

Purpose

Meadowstream Stables is for the exclusive use of Meadowstream Community Association (MCA) horse owners and is operated as a cooperative effort where all participants work together to care for the horses and maintain the facilities. Safety and animal welfare are the basis for the following rules to ensure an environment in which we can all enjoy our horses safely.

General Rules

Meadowstream Stables includes the existing stable facility and the surrounding pasture owned by the MCA. It is for the pleasure of Meadowstream residents only and shall only board horses, of which must be maintained in accordance with the following health care, safety, general care, financial, maintenance/repair rules.

Meadowstream Stables is managed by the MCA Board of Directors. A liaison shall be appointed by the MCA Board of Directors annually. The liaison must be an active participant in the stable and will provide a monthly status report, with recommendations to ensure the safety of persons and horses, to the MCA Board of Directors.

Members interested in placing a horse in the Meadowstream Stables must apply to the MCA in writing at least six weeks in advance. All applications must be accompanied by a check for the initiation fee of \$90.00 and the veterinary documentation as described under the Health Care section of this document. Board review of each new application will be completed at the monthly meeting and each application will be responded to in writing from the MCA President. Current users of the stable will familiarize the new horse owner with existing procedures and health/safety regulations. The six week application period will give the applicant time to build his/her stall and complete any other preparations for the horse's arrival.

All incoming horses will be subject to an introduction period, during which it will be determined if the horse can assimilate into the existing herd, and what measures must be taken to ensure the safety of existing horses and their owners.

Only horse owners who comply with the rules will be permitted to keep their horses at Meadowstream Stables. The MCA will have the authority to require persons to remove their horse if the rules are not adhered to.

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Health Care

1. Before a horse can be brought to the Meadowstream Stables, documentation of the following shall be provided to the MCA with the application:
 - a) an examination by a vet to determine overall good health.
 - b) a Coggins test to screen equine infectious anemia.
 - c) vaccination for tetanus, Eastern and Western encephalitis, flu, rhino and rabies.
 - d) worming prior to arrival and within the previous two months.

The documentation of items 1a through 1d to be recorded in the MCA files.

2. Incoming horses may not have rear shoes during the introduction period. If a horse displays a tendency to kick other horses, it may not have rear shoes after the introductory period.
3. Required health maintenance for all resident horses shall include as a minimum:
 - a) all item 1c vaccinations maintained on a yearly basis.
 - b) worming on or about the first week of every other month.
 - c) hoof care by farrier as required, but no less than once per quarter.
 - d) teeth floated once per year.

A waiver may be granted for items 3b through 3d based on a veterinarian's written prescription for alternate care upon approval by the MCA Board of Directors.

Documentation of yearly vaccinations, bi-monthly worming, hoof care and teeth floating must be provided to the MCA for its file on each horse and must be updated bi-annually.

Safety

1. Stallions are not permitted. Their aggressive and inconsistent behavior poses a safety threat to persons and horses in the meadow.
2. Every new horse will undergo a trial period not to exceed eight weeks during which time the stable liaison will evaluate the animals ability to assimilate into the existing herd. A decision by the MCA Board of Directors will be required to have a new horse removed from Meadowstream Stables. At that time, the initiation fee will be refunded by the MCA. Good behavior is required of all horses and the decision will be based on the horse's overall manageability.
3. All horse owners are required to adhere to proper safety procedures and common sense, and are required to handle horses such that their personal safety and the safety of other horse owners is not compromised. All safety concerns must be brought to the attention of the MCA for immediate resolution.

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General Care

1. Horses must be tended daily. Each horse owner shall provide:
 - a) feedings of horse in own stall.
 - b) adequate grooming and hoof care.
 - c) thorough, daily clean-up of all manure in stall, barn and any paddock in use by horse.
 - d) daily removal of all manure to designated manure piles.
2. Nutritional needs for horses must be met on a daily basis. Diet should include grain and hay/grass. A salt block must be available to the horse.
3. The horse owner is responsible for providing fresh water at least once per day.
4. The horse owner is responsible for turning out and bringing in his own horse based upon the existing schedule of horses already using the stable. The riding ring is intended to be used by riders for the training and exercising of their horses. It is a controlled environment that will minimize horse injuries. The riding ring may not be used when damage to the ring is likely to occur (i.e., after excessive rain) or as a turnout paddock without the permission of all users of the riding ring.
5. If the horse owner is away, arrangements must be made for the proper care of the horse during that period.

Financial Responsibility of All Horse Owners

1. A monthly payment of \$30.00 dollars will be paid to the MCA on the first day of each month. Monthly stable fees will be established by the MCA and are subject to change based upon the operating expenses of the stable.
2. There will be an initiation fee of \$90.00 for new stable users, in addition to the cost for constructing stall.
3. Each horse owner must maintain insurance coverage for personal and property damages caused by their horse. Documentation of the policy must be provided to the MCA to be kept on file.

Stable Maintenance and Repair

1. Every stable user should donate the required labor to maintain the barn area and participate fully and equally in the maintenance of the entire stable facility.
2. Hauling away of manure, at least once per year, will be the shared responsibility of all stable users.

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3. All repairs must be of a quality that will enhance the appearance of the stable facility and provide a safe environment for the horses.
4. Broken or collapsed fences in or around the stable area shall be replaced by the horse owners. New materials must be used to replace broken or collapsed fencing. All replacements and/or new paddocks must use new three-rail oak fencing to match existing. Funding of the repairs will be provided by the MCA with proceeds of stable dues.
5. The use of any type of wire, wire fencing, or other binding material for repairs is strictly prohibited.
6. The MCA Board of Directors and all stable users must be notified by the stable liaison of any request for expenditures over \$50.00 to be made from the stable account for repairs or improvements. Expenditures in excess of \$50.00 must be pre-approved by the Board prior to performing the repair.

At any time, The MCA Board will have the power and authority to stipulate, at the time of application or anytime thereafter, any additional conditions for maintenance of a horse at the Meadowstream Stables.

We, the Meadowstream Community Association Board of Directors adopt these rules to be the governing document for the Meadowstream Stables.

William M. Rod 2/12/96
MCA President Date

Ruth A. Payne
Elizabeth A. McPhee

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