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**CW Farms, LLC**

30673 Andreen Road

Valley Center, CA 92082

(858) 204-0554

RIDING RULES AND POLICIES (EXHIBIT A)

**GENERAL/STABLE AREA:**

1. Please park vehicle in the designated parking vehicle only. Heavy items may be driven to the tack shed area and unloaded, then remove the vehicle immediately to the parking area. The gate must be closed immediately after entering and exiting the stable grounds. Do not drive past the parking area if the grounds are muddy. The speed limit is 5 mph on the stable grounds.
2. Dogs must be on a 6-foot or shorter leash and under control at all times while anywhere on CW Farms grounds. Dogs may not be left unattended. Owners must pick up dog waste. CW Farms reserves to right to not allow certain dogs on the grounds if they prove to be unfriendly or disruptive.
3. Horses are to be walked in and around tack sheds and barn/corral/pasture areas. Trotting or galloping horses in these areas causes disruption and is not permitted.
4. Lead no more than two horses at a time.
5. Riding a horse with only a halter is not permitted.
6. Riders under the age of 18 years are required to wear a helmet or hard hat at all times while riding on or using CW Farms grounds and facilities. Riders 18 years of age or older are required to wear a helmet or hard hat whenever using any jump, natural or man-made, on CW Farms grounds.
7. Items or behaviors that are disruptive to the horses are not permitted in the stable area.
8. Bikes or scooters may not be ridden in the stable yard.
9. No animal-pulled vehicles, such as wagons, may be driven around the arenas while occupied by horses, around the tack sheds, or around pens/stalls.
10. When wagons come in close proximity to horses being led or ridden on stable grounds, the wagons are to stop and give right of way.
11. Weapons, such as guns, are not permitted on stable grounds.
12. Consumption of alcohol is prohibited in the stable area.
13. No animal that is to be newly boarded at CW Farms may be brought onto the stable grounds without prior notification of the stable manager. New horses will be isolated upon arrival until it is certain that they are free of contagious disease, at which time management will assign them a permanent pen.
14. All trash and litter (including rotting hay bales) must be disposed of.
15. Smoking is not permitted anywhere on CW Farms property.

**CARE AND GENERAL MAITENANCE:**

1. Halters and lead ropes must be used to lead horses when out of their corral/stall.
2. Horses may not be tied to any fence, rail or structure other than designated hitching rails/posts or crossties. Horses tied to hitching rails/posts or crossties should not be left unattended at any time. Visual contact must be maintained at tall times. User shall remove all manure and debris from cross ties or hitching rail area after use.
3. Regular de-worming of all horses boarded at CW Farms is required at two to four month intervals.
4. Yearly VEWT immunization (against sleeping sickness Encephalomyelitis – Eastern/Western and Tetanus) is required of all horses boarded. Written verification by the administering individual is to be provided to the manager on an annual basis. West Nile vaccination is recommended.
5. Except when limited by inclement weather or bad health, a horse should not be left in its stall or corral for more than two days without being exercised. Continuous violations of this policy may result in termination of the boarding agreement. Owner assumes the responsibility for arranging the exercise of the horse.
6. No boarder shall allow a “non boarder” individual to exercise or ride their horse without a signed Exhibit A and Liability Release. A Letter of Permission must be signed for a boarder to exercise another boarder’s horse.

**ARENA:**

1. All gates must be closed or secured (i.e. cone, block) upon entering or exiting any arena.
2. Lessons (by authorized instructors) have priority use of the rail.
3. If somebody is clearly riding along the rail, do not stand close to the rail.
4. If a lesson is in progress, check with the instructor to coordinate a safe time to enter or exit the arena.
5. If jumps, barrels, buckets, cones, etc. are moved into the arena, they must be removed before leaving. Jumping is restricted to the arenas and is prohibited anywhere else on the stable grounds. Riders of all ages are required to wear helmets while jumping in the arena.
6. No unattended turnouts in any arena. Turnouts should be kept as brief as possible when other horses are waiting to be turned out in the arenas (15 minutes or less).
7. The management may close the arenas due to inclement weather or unsafe footing/conditions.
8. Arena lights are to be turned off when arena is not in use.

**WASH RACK: USING SPARINGLY. CONSERVE WATER.**

1. No more than two horses are permitted at the wash rack at any time.
2. User is expected to hang hoses back on the hose bibs and to clean any manure or hair from the wash rack scuppers prior to leaving. The wash rack should not be used as a “drying rack” for wet gear.
3. Horses may not be left unattended in the wash rack.
4. No feed in the wash rack.

**LESSONS:**

1. No paid lesson may be provided to a rider on the grounds by other than management recognized and authorized individuals. Students in lessons are required to be aware of and comply with the stable rules and regulations. It is recommended that instructors provide a copy of and review these rules with all students.

ALL BOARDERS, LEASORS, CW FARMS LLC EMPLOYEES AND ALL SUB-LEASSEES AND THEIR EMPLOYEES ARE REQUIRED TO ABIDE BY THE RULES AND REGULATIONS AS STATED ABOVE. REPEATED VIOLATIONS OF THESE RULES WILL RESULT IN EVICTION.

I HAVE READ THE ABOVE “RIDING RULES AND POLICIES” IN ITS ENTIRETY AND BY SIGNING BELOW AGREE TO ABIDE BY THE RULES AND POLICIES STATED HEREIN.

Name (printed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature as parent or guardian \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_

Signature on own behalf \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_

(Sign on both lines if parent or guardian is also a rider)

Full address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phones (h) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (c) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (w) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_