



HOMEOWNERS ASSOCIATION
POLICIES & PROCEDURES

HORSE RULES FOR HOMEOWNERS
(Revised June 15, 2014)

1. Water heaters are required for all horses.
2. All hay storage must be inside a building or in a privacy hay enclosure which has been approved by the DRC. Use of colored tarps to protect hay is not allowed.
3. Due to security of the project and the liability exposure from horses, homeowners may only board horses of other homeowners. Any homeowner who leases out a horse to a non-homeowner or allows persons who are not homeowners to ride without the homeowner present will be required to provide a certificate of insurance naming the HOA as additional insured and as the certificate holder.
4. The homeowner is responsible for all horses on their property. A horse is considered to be leased when the same person rides a horse more than twice a week, or when a person rides a homeowner's horse when the homeowner is not at home.
5. If a homeowner leases a horse to someone outside the HOA, a fee of \$500 a year will be charged for wear and tear to the roads and the gravel shoulders. As of May 1, any homeowners with leased horses will be immediately billed \$333 for 2014. There is a seven day grace period, at which time the horse may be removed and no fee will be due. During the 7 day grace period, the horse will not be allowed to be ridden by anyone other than a homeowner. In future years the annual fee of \$500 is billed to the Homeowner and due with the first quarter dues. There is no pro-rated amount or refund on leased horse fees. All fees collected from horse activity will be deposited into the HOA Reserve fund.
6. Homeowners are required to remove all manure immediately left by their horses or leased out horses on all roads and gravel shoulders in High Chaparral Ranch, on landscaping on the entrance in High Chaparral Ranch or on any other property that is not owned by the horse owner. Only exception to removing manure immediately is if a horse poops on its way out on a ride, the owner will be allowed to remove the manure immediately upon returning from their ride. Time is of the essence.
7. All homeowner's who have horses, whether leased or not, will be assessed fines for not removing all manure left by their horse per the guidelines listed above. The first offense will be an assessment of \$50 to the homeowner. The second offense will be an assessment of \$100 to the homeowner. The third offense will be an assessment of \$150 to the homeowner. The fourth offense will be an assessment of \$200 and the homeowner will be required to remove the horse



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from the subdivision for 6 months. All fines assessed will be deposited into the HOA's Reserve fund after paying for the removal of the horse's manure. A phone call to the homeowner requesting their horse's manure needs to be removed will constitute an offense and a fine will be assessed.

8. Horses are allowed on the Trail Easement to BLM and on the shoulders of Chaparral Ranch Road and Marie Ranch Road. Horses are not allowed on private driveway. Horses are not allowed on vacant lots without the written consent from the property owner.

9. Horse trailers are to be store in a building. If a building is not available, the DRC will review site plan including exposure to the neighborhood and may allow for outside storage in a designated area with proper screening.

10. Due to the nature of HCR, there are numerous goffer and badger holes. Horse owners are aware of the risk caused by these holes and are responsible for keeping holes filled on the Trail Easement.

11. Since fencing is not allowed at HCR, horse owners are responsible for any damage their horse does to another homeowner's property. Repairs or payment of costs for repairs must be made in 10 days from date of damage.

12. Fostering horses from the Mountain Valley Horse Rescue is allowed as long as the lot owner is not over the number of horses allowed per the Town of Gypsum.

13. These Horse Rules for Homeowners will be modified as the horse population increases at High Chaparral Ranch.