

## **WILDCAT RANCH REGULATIONS REGARDING HORSE BOARDING ON COMMON RANCH PASTURES AND FACILITIES**

In accordance with the authority conferred under Section 3.3 of the Second Restated and Amended Resolution of Protective Covenants for Wildcat Ranch (the “**Declaration**”) the Wildcat Ranch Association (the “**Association**”) by and through its Board of Directors (the “**Board**”) is authorized to adopt rules and regulations to carry out the intent and purpose of the Declaration. Pursuant to such authority the Board hereby adopts the following regulations (“**Regulations**”) regarding horse boarding on common ranch pastures and facilities. These Regulations replace any prior rules or regulations adopted by the Association regarding common ranch pastures and facilities. These Regulations are subject to re-evaluation, adjustment, suspension or revocation at the discretion of the Board. Defined terms from the Declaration when used herein shall, unless the context otherwise requires, have the same meaning as set forth in the Declaration:

1. **Allotments:** Wildcat Ranch (Ranch) Homesteads 1, 11, 13, 14 and 15 do not have the ability to board horses on their properties because they lack irrigated pasture. These 5 properties are each assigned 2 horse “allotments” (a total of 10 allotments) which can be used to board horses at the Ranch Center horse facility (common facility). These allotments assign the following rights, restrictions and rules:
  - 1.1. Each allotment is tradable between *any* Owner at a value and for a length of time as decided between the two parties of the transaction.
  - 1.2. On the sale of any Homestead, any allotment agreement made by the Owner of such Homestead automatically extinguishes, and The Allotment will again be available to either be retained or transferred by the new Owner.
  - 1.3. Only owners of the Ranch are allowed to trade these allotments with no one outside the Ranch allowed to trade allotments or board horses on the Ranch common facility. Owners may not board horses for friends, acquaintances or any other outside entities. They may only use the facility to board horses for their own personal use. They can, however, lease horses owned by others as long as the intent is to use the horses personally.
2. **Horse Trailers:** No horse trailers belonging to an Owner may be stored at the common facility.
3. **Horse Boarding:** Horse boarding at the Ranch common facility will not be permitted prior to May 15<sup>th</sup> of any year and horses must be removed by October 15<sup>th</sup> of the same year. Owners boarding horses at the Ranch facility will be responsible for the cost and maintenance of said horses. These expenses will include but not be limited to a proration of costs associated with irrigation, fertilizer, feed and maintenance. The Owner will also be responsible for any direct expenses associated with the horse they are boarding. This direct cost will include but not be limited to veterinarian bills, shoeing, wrangler service, quarantining, special diet or segregating horses. And, any other expenses deemed appropriate by Ranch staff for the welfare of the boarded horse.
4. **Number of Horses and Commercial use.** Under no circumstances shall any owner be allowed to board more than 4 horses at the Ranch Center at any time, without specific prior approval of the Board.
5. **Reserved Rights:** The Association or Ranch Manager reserves the right to exclude any horse not deemed acceptable for any reason from boarding at the common facility. No stallions will be allowed to board at the Ranch common facility and mares will be evaluated on a case by case basis.

6. **Vaccination**: All horses must have current vaccination as required at the time of boarding.
7. **Quarantine**: The Association or Ranch Manager may determine that a horse needs to be quarantined prior to boarding at the Ranch common facility. This quarantine must be done at another facility at the owner's expense. This quarantine must be documented by an equine professional.