

CORRAL AREA RULES

Oak Ranch Estates Home Owners Association (OREHOA)
c/o Concord Consulting & Association Services, Inc., P.O. Box 6105, Oxnard, CA 93031-6105

APPROVED AND EFFECTIVE MAY 23, 2024

GENERAL INFORMATION

1. The Oak Ranch Estates Home Owners Association (OREHOA) owns “common area” property within its boundaries that, for purposes of these Rules, shall be referred to as the Corral Area or CA. The CA includes stalls (corrals), sheds, riding arena, pasture, concrete driveway, parking areas and the land on and around these identified amenities and may be referred to as the equestrian facility.
2. Only residents (homeowners and resident lessees) may maintain horses in the CA. A lessee must provide written consent from the homeowner (owner) to the Corral Committee Chair to maintain horses in the CA.
3. No stallions are allowed as the CA is not equipped to manage stallions.
4. Horses should not be fed without horse owner's permission.
5. Horses spook easily. The posted speed limit in the CA is 5 MPH which residents and visitors must obey.
6. There are no assigned parking spaces in the CA; spaces are first come/first choice. Vehicles must not be left unattended in the driveway and loop (driver must be in the CA) unless vehicles are parked so as not to block access to other trailers or sheds.
7. Home owners (owners) renting a stall in the CA may store a horse trailer in the area if space is available. Storage locations must initially be approved by the Corral Committee Chair.
8. All dogs must be on leash. Dogs are not allowed by the stalls unless the dog owner has permission from the horse owner.
9. The Corral Committee Chair may release fly predators to control flies in the CA. Fly predators are very tiny, will congregate near the manure, and do not bother humans or animals. No resident/visitor should spray water nor insecticide near the manure in order to protect these beneficial insects.
10. The cost of manure removal will be shared equally by all horse owners and will be charged on a per horse basis, when applicable.

OWNER OBLIGATIONS

1. Owners:
 - a. assume all risk for using the Corral Area as regards theft or damage to trailers, vehicles, horses or personal property and release OREHOA from any and all liability.
 - b. assume all risk of bodily injury to owner, owner's family members, and guests of owner associated with using the corral and riding facilities. Owner releases OREHOA from any and all liability and or claims associated with any such injury.
 - c. acknowledge that any damage to the equestrian facility shall be corrected by, or at the expense of, the offending party. An owner assumes ultimate responsibility for any damages caused by lessee. If the damage is NOT repaired to the satisfaction of the Board, funds will be withheld from the stall deposit.
 - d. must remain current in payment of assessments and monthly stall, shed and manure removal fees, and proof of liability insurance coverage.
 - e. will report any maintenance problems, and/or unsafe conditions to the Corral Committee Chair when recognized, so the OREHOA Board of Directors (Board) can take steps to remedy the issue(s).
2. The CA should be a peaceful, quiet space where owners can relax and recreate with their horse. Common courtesy and respect for others is expected. Vulgar or threatening language, harassment or disruptive behavior will not be tolerated.

OREHOA AND/OR THE BOARD OBLIGATIONS INCLUDE BUT ARE NOT LIMITED TO

1. OREHOA provides only the basic corral, roof/shelter, water line and electrical outlets in the Corral Area.
2. The Board:
 - a. may revoke the right to use the CA if an owner fails to pay assessments and fees, misuses any property within the CA, engages in disruptive language or behavior, or fails to provide proof of liability insurance annually upon renewal.
 - b. shall take action on those items outlined in these Rules as needing Board input/approval.
 - c. shall have final determination of these Rules and interpretation of such Rules not specifically covered herein.

SHEDS

1. One shed may be rented per stall and assignments are on a first come/first choice basis.
2. Each 7'x7' shed is rentable with a stall rental per the Fee Schedule. The fees will be pro-rated for each month and billed on a quarterly basis when rental begins and when user terminates use of the Corral Area (at close of escrow or upon termination of payment of fees).
3. Electrical receptacles are provided for each group of sheds. No penetrations of any kind, including for electrical service shall be made into sheds.
4. Shed users are responsible for vacating their shed and cleaning it out completely, including broom cleaning, immediately upon terminating use of the CA.

STALLS (CORRALS)

1. If space is available a stall(s) (24'x24') can be rented per the Fee Schedule. The fees will be prorated for each month and billed on a quarterly basis when rental begins and when user terminates use of the Corral Area.
2. An owner may apply for a stall by submitting:
 - a. a request to Concord Consulting & Association Services, Inc. (CCAS).
 - b. evidence of liability insurance showing dates of coverage, with limits not less than \$100,000 covering horse and corral in a common area corral, to ASV once approved for a stall and prior to occupying the assigned stall, and then annually upon renewal of insurance coverage.
 - c. a refundable deposit of \$200 per horse, payable to OREHOA, prior to occupying the assigned stall.
 - d. a signed copy of the current Corral Area Rules prior to occupying the assigned stall. By so doing the owner agrees to abide by the Rules.
3. Stall assignments are on a first come/first choice basis upon submission of the above required paperwork and payment of pro-rated quarterly stall fees.
4. After the owner has been approved for a stall, a horse must be moved in within sixty (60) days from the approved date or stall will be available to any homeowner wanting to board a horse.
5. Only one horse may be kept in each stall. A foal may be maintained with its dam for a period not exceeding six (6) months. Extension of this period may be considered with a veterinarian's recommendation.
6. Stall users are responsible for:
 - a. the upkeep of their stall and storage shed (if applicable) as well as the general horse area.
 - b. amenities (if desired) such as: stall base materials, including raised platform; side or rear panels; gutters; and individual light fixtures.
 - c. their own feeders, the waterline to waterers, and waterers. It is recommended that owners use flexible braided hose with threaded connectors rather than rubber hose or similar with clamps.
 - d. hauling out their trash AND removing manure daily from their stall(s) and placing it in the designated bin or barrel only.
 - e. assuring that the stall is occupied 50% of the time each quarter (6 weeks out of 12) unless prior approval has been granted by the Corral Committee Chair and Board or the owner may be asked to vacate the stall to make it available for another owner wanting to board a horse.
 - f. vacating their stall and cleaning it out completely immediately upon terminating use of the CA.

RIDING RING (ARENA):

Owner or lessee must be in Corral Area while horse is in arena AND must:

- a. prior to use, activate the sprinkler system to adequately reduce dust. If it is too windy to adequately wet sand do not use arena.
- b. operate only one sprinkler system circuit at a time to wet one-half of the area at a time. When done, close valves slowly to avoid damage to the pipes.
- c. remove all apparatus, jump standards, bars, barrels, cavaletti, etc., from the ring when done.
- d. remove manure produced by horse from the arena and place in the designated area.
- e. use courtesy when riding in the arena with others.

PASTURE AREA:

- 1. If more than one person wants to use the pasture area on any given day, it is limited to a half day usage, morning or afternoon.
- 2. Owners assume risk of injury due to gopher holes, downed branches, broken boundary wire, etc.
- 3. Should not be used if horses will stir up dust.

I have read the above Corral Area Rules and understand and agree to comply with them to the best of my ability and I also understand that they may be subject to change. I have shared these Rules with any caregivers who are providing temporary care of my horses.

Signature of stall user(s) _____ Date _____

Signature of homeowner (if resident lessee) _____ Date _____