

Serendipity Farms, LLC and Oakhaven Partners, Ltd. Farm Policies – 1/1/19

SF at Oakhaven is a wonderful place to keep and ride horses. We hope those that experience it will love it as we do. For all of us to continue to enjoy the farm it must be kept safe, positive, and in good working order. That's what these Farm Policies are intended to do. Thank you for your observation of them.

Riding

Helmets must be worn at all times while mounted.

Proper closed toe footwear must be worn at all times – no flip flops, sandals, or other open shoes.

No jumping without a SF instructor present.

No riders except boarders and others who have made advance arrangements with SF. All riders must sign a liability release.

Riders must stay in designated riding areas or on existing roads and trails. Please ask Laura Persons or another SF instructor, if you are unsure about where to ride.

Children under 12 must be supervised at all times by an adult.

No riding while intoxicated or with/in any other condition of physical impairment affecting the rider's normal capabilities, safety or physical wellbeing.

Riding hours are 8:00 am to 8:00 pm or dark, whichever is later.

Horse Care

If you would like extra time, materials, supplements or special care, not included with your base board rate, please ask Laura Persons, preferably by emailing serendipityfarmsllc@gmail.com **Please do not request special services from anyone else.** There will be additional charges, if available, please reference the SF Rate Sheet for pricing.

Not included in the monthly board are goods and services by SF at Oakhaven employees for treating illnesses and injuries. We keep several medicines (traditional and homeopathic) and bandages on hand and are always willing to help treat your horses. Laura Persons is the “go-to” person for any of these issues. Our practice is to pass along our cost in the materials plus the labor at \$25/hour.

You are welcome to use almost any vet or farrier that you prefer, we recommend Austin Equine for veterinary care and Will Schultz as your farrier. Please check with Laura Persons and let her know when someone is scheduled to be here to care for your horse. You will have to arrange scheduling and payment with them, if you are not using our recommended providers. Oakhaven employees may be available to assist by holding your horse at the rate of \$25/hour.

By using our facilities and boarding with Serendipity Farms, Boarders authorize SF and Oakhaven permission to call a veterinarian to treat your horses in emergency situations, if we are unable to

reach you by phone.

Tack and Supplies

Everyone is responsible for cleaning and storing their own tack. Boarders in the main barn are welcome to keep their saddles and bridles in our tack room. There also is a tack room in the Creekside Barn for the horses stabled in it, as well as, a tack room at Hillview.

Please use and store your tack in the appropriate room associated with where your horse is stabled.

Please do not use anyone else's tack without their permission.

Equipment and Facilities

Only SF and Oakhaven employees are allowed to operate the equipment on the farm, including all tractors, mowers, ATVs, power tools, sprinklers, automatic walker, air conditioning and heating, and the washer/dryer.

Boarders and guests must not alter or repair any fixed property such as barns, sheds, gates, fences, walls or trails.

Electrical or other appliances (including fans) beyond those provided by SF are prohibited, except by prior approval and as necessary for specific equine medical purposes. In the event such equipment is necessary and approved, additional installation and usage charges will apply.

Any maintenance or repair problems with any equipment, appliance, buildings or grounds should be reported to Laura Person as soon as possible. **There is an online maintenance request form available on the SF Online website. Please use this form to submit all maintenance requests.**

Please observe the speed limit of 15mph. Please drive on only the main driveway and park in the designated parking areas. Please do not drive by the main residence, garden and pool areas. Please do not drive on the lanes and pathways intended for farm vehicles and horses only.

Privacy of residents must be respected. Boarders and guests are not allowed in the following areas except by invitation:

Private apartments, including the upstairs apartment in Main Barn,

Pool area, including guest house,

Owners residence, including surrounding patios, yards and gardens,

Recreation/gym building.

Serendipity Farms at Oakhaven is a smoke free property. Please do not smoke.

No littering. Pick up after yourself and your horse. Please put things back where they belong.

Non-riding guests should be kept to a minimum and should only be at SF at Oakhaven for the purpose of horse-related activities.

No hunting, fishing, or trapping. No recreational vehicles such as ATV's or dirt bikes. No extraction or removal of any natural resources or building materials such as rock, cedar chips, wood, plants, mulch, or dirt.

Please do not enter any pasture except to retrieve your horse. Please do not feed treats to any horse other than your own. Please do not ride or graze your horses on the sodded lawns or putting green.

Laura Persons is the head trainer and as such has priority for use of the riding arenas. Please do not move any jumps that may be in either arena.

No boarder or guest dogs.

By entering the property and using the facilities, you have accepted and agree to follow these rules at all times.