

PILGRIM DOWNS EQUESTRIAN CENTER ASSOCIATION RULES AND REGULATIONS

As of September 1, 2012

The Pilgrim Downs Equestrian Association (PDEA) is an Association formed by horse Owners owning residences in Pilgrim Downs. The PDEA will hold two meetings per year; Spring/Fall. Ultimately, the Pilgrim Downs Homeowners' Association has final approval of all PDEA requests.

Horse Owner Responsibilities: The goal of the PDEA is to keep pastures green, clean, and safe and our horses healthy and free from injury.

1. The PDEA will submit the Annual Budget for all costs and expenses of operating the Equestrian Center to the Association Board by May 15th of each year for its review and approval as required by the Second Amendment to the Declaration of Protective Covenants for Pilgrim Downs.
2. Homeowners who are members of the PDEA must own all horses (no boarders) and provide to the Association Board a confirmation of a negative Coggins Test for Equine Infectious Anemia for each horse using the Equestrian Center as well as health certificates for each horse by June 15th of each year.
3. The Equestrian Center shall be available to horses for daytime and overnight use. If there are more than three horses using the pasture, overnight use for each horse will be restricted to three overnights in the pasture and then the Owner will be required to bring each horse to the Owner's property for three days. Daytime turnout is unlimited. This schedule may be negotiated among the members of the PDEA. However, if the Association Board, in its reasonable judgment, determines that the Equestrian Center is becoming overgrazed, it may limit the availability of the Equestrian Center for daytime use only until such time as the overgrazing condition is alleviated.
4. The Equestrian Center may be used as a turnout facility but not for indefinite pasturing. Accordingly, a horse housing facility with a fenced area must be provided for horses on each Horse Owner's property.
5. Horses must be supplemented with hay. The pasture shall not be the only source of food.
5. At this time, only nine horses may be turned out at one time in the designated paddock. The paddocks must be rotated to provide for rest and growth. Paddocks will be used as Horse Owners see fit. The PDEA and the Homeowners' Association will determine the best and most appropriate location for paddock expansion within the five acres approved for Equestrian Center usage in the Declaration of Protective Covenants.
6. Sharing of the Equestrian Center will be determined by Horse Owners at the Spring meeting.
7. All feeding buckets must be black.

8. Horse Owners will share duties of the Equestrian Center such as:
 - Cleaning manure from sheds;
 - Dragging manure in paddocks;
 - Spraying for weeds;
 - Maintaining water troughs;
 - Changing sprinklers; and
 - Fixing fencing.
9. All gates must be shut at all times.
10. All riders must sign a waiver of liability holding the Pilgrim Downs Homeowners' Association and all Homeowners harmless from liability in connection with the use of the Equestrian Center by riders.
11. All riders must abide by rules established by the PDEA and by the Pilgrim Downs Homeowners' Association which include riding on designated trails only and removing manure from Association roads.
12. The Equestrian Center will be open from May 30 – November 15.

The PDEA is responsible for policing the horse activity in the Equestrian Center and will be accountable to the Pilgrim Downs Homeowners' Association, which has the ultimate authority. Abusing a privilege of having horses in Pilgrim Downs could result in a Homeowner losing the use of the Equestrian Center.