



**Rebel Ranch, LLC**

**5790 Jefferson Road**

**North Branch, Michigan 48461**

## **BARN AND PREMISES RULES**

Latest Version as of June 2022

IN ORDER TO MAINTAIN SAFETY TO ALL RIDERS AND HORSES we have established the following rules which apply to all Rebel Ranch property and premises:

1. REBEL RANCH is open daily from 8:00 a.m. – 9:00 p.m. for your use but please use good judgment as owners live on property. If you are going to be at the barn past 10:00 pm, please notify Management/Owners.
2. All riding and horse handling is done at your own risk! If under 18 a helmet must be worn at all times. Appropriate rising shoes are a must.
3. Smoking of any kind is strictly prohibited anywhere on the property. Cigarette butts will not be seen, found or tolerated. This is grounds for removal.
4. Alcohol use is NOT allowed on the property. If you are found to be intoxicated or smell of alcohol, you will be removed from the property at once and your boarding contract will be cancelled immediately.
5. No bicycle riding, skate boarding, roller blading, skating or ball playing on the premises.
6. Horses are NOT to be left unattended while tied to a fence or in the cross ties. **At ANY TIME.** Please do not tie horses to things that can bend, brake, come loose or get pulled out.
7. Children under the age of 18 are to be under adult supervision at all times. Children are not allowed to climb on the farm implements, tractors, equipment, trailers, barn's, stables, or fences. No running, yelling or boisterous play, especially when horses are present. Owner assumes no risk if someone gets hurt at the property. You can spook a horse please be calm. Please be cautious of other animals here and respect them. This includes pigs, chickens, ducks, goats, cats etc.
8. DO NOT FEED, RIDE, HANDLE OR MEDICATE ANOTHER BOARDER'S HORSE(S) WITHOUT WRITTEN PERMISSION OF THAT HORSE'S OWNER, WHICH MUST BE PROVIDED TO MANAGEMENT. DISREGARD OF THIS RULE IS GROUNDS FOR EVICTION IMMEDIATELY.

Please also use caution or do not feed your horse treats or snacks in the pasture while other horses are around. Treats, food etc can cause fights and issues if one is getting something and the other is not.

9. Halters are to be taken off of horses when turned out into pastures or in stalls unless under special circumstances. Please put your horse back in their area. Any pasture or paddock changes are to be done by REBEL RANCH only. All horses should have their halter and lead rope hanging on their stalls and/or pasture hook for quick access in case of emergency. Please maintain your own gear and have it accessible to staff if needed in an emergency.
10. All owners and riders need to pick up after themselves and their horse(s). If your horse makes a mess in the barn, please use one of the wheelbarrows to pick up the mess. Do not toss droppings and waste into the gravel road(s), please toss all droppings on to a grass area so it can be mulched and mowed back into the soil. Please sweep up all hair, waste, mud from feet, horse droppings etc. and place in the appropriate receptacle. There will be zero tolerance for leaving a mess in the barn. You must clean up after yourself and your animal. Please clean up after horse before you ride if a mess will be in the way of someone else behind you.
11. Please make sure all tack, brushes, saddles, rakes, tools, brooms, etc. are picked up and placed back in the respective area.
12. After washing your horse(s), please make sure to turn off the water and replace the hose as you found it. Clean wash area if needed or the place you washed your horse if outside.
13. The arena is used on a first come, first served basis. Everyone can co-exist and use it at once but be respectful of others (children, beginners, etc.). If you wish to lunge your horse while someone else is riding, please ask to make sure it will not bother the other horse(s). Indoor arena maximum horse limit is 4 at one time.
14. Board is always due on the first (1st) of every month and is considered late after the tenth (10th) of the month. After 5 p.m. on the tenth of said late month, a \$10.00 per day per horse late fee will be assessed. If board is not paid by the 30th day, legal action will be taken to have you and your horse(s) removed from the property and/or sold.
15. NO DOGS ALLOWED ON PROPERTY. No exceptions. Owners have dogs but they are trained and friendly.
16. Any loss of equipment is not the responsibility of REBEL RANCH, its owners or employees. If you are found to be stealing or using anyone else's equipment without the express consent of the owner of the equipment, you and your horse(s) will be removed from the property immediately.
17. Any damages to trailers being stored at REBEL RANCH are not the responsibility of REBEL RANCH, its owners or employees.
18. All gates are to be kept closed. Please check and double check if taking a horse in and out.
19. All stall doors are to be locked and secured.
20. **Do not knock** on the owner's home, doors, or windows. Please respect our privacy. Boarders are not to cross into the backyard of the home or on the other sides of the fencing that is farthest to the west of barn and pastures. If you need something while in the barn, please text or call **586-524-2226**. If after 15-30 minutes no reply call/text is returned or in an emergency, please call/text 313-670-8965 as a secondary number and ask them to get in touch with help. If needed call 911 before calling us if the emergency is bad.
21. Designated boarder parking is on the West side of the arena in the pea gravel lot. Parking is not allowed anywhere else on the premises unless prior consent is received from the barn owner for special purposes.
22. Turn all lights off when you exit barn or when ample daylight is sufficient.

- 23. Do not borrow or use any equipment, tack or tools that do not belong to you.
- 24. All visitors to REBEL RANCH must have a signed waiver prior to being allowed on the property. Email or text management for waiver 24 hours in advance of any guest visit request. Waivers will also be available in the barn for use and on the rebel ranch website if needed to print ahead of time to bring with you.
- 25. If you or your horse(s) cause any damage to any property of REBEL RANCH, you will be responsible to pay for loss and/or repairs as assessed.
- 26. No riding in any stable, in the barn or isle way.
- 27. Do not tie horses to stall grills. Damages including repairs, bent bars and issues will be the boarder's responsibility.
- 28. Adult supervision required for all young children. A minor needs to have permission from the barn owner before being left at the barn alone without supervision.
- 29. Indoor Arena: When entering please announce your entrance to others. Call out "Coming in" Or "Permission to Enter" Give the others in there a heads up you are coming in so they know. If Lunging a horse only two horses in the arena at a time. If you need to get in there and do this, please wait for an opening. If a lesson is going on and you need the arena too, please ask if there is a good spot or if they are ok for you to be in there as well. If passing a rider in the arena, always pass on the inside (not between the rider and the wall). If passing one another face to face, pass in a way where your left shoulders meet while passing by. If a horse is acting up or someone is having trouble, stop your horse immediately and get to a safe area, try not to move. Please communicate with one another. We are all equal at this Ranch and treat one another with respect. If you are unsure or are having issues, please see the owner of Rebel Ranch.

Your cooperation in recognizing the importance of these rules, as well as adhering to them, is greatly appreciated. This is your notice of these rules. If needed: The first offense of breaking these rules will be a written warning. Second offense will be removal of you and your horse(s) from the property and your boarding contract will be cancelled immediately. These rules are for your protection, as well as your child(ren) and horse(s). The above rules are subject to change at management's discretion; you will be notified of any changes and its your responsibility to review the latest rules hung in the barn by the barn office.

Boarder Print \_\_\_\_\_ Sign \_\_\_\_\_

Boarder understands by signing above that they are responsible for anyone they bring on this property. A waiver or liability and barn rules must be on file. This is extended to minors, children and others under the age of 18 you bring on the property, you are responsible for them and must make sure they adhere to the rules and regulations of Rebel Ranch.

Guest Print \_\_\_\_\_ Sign \_\_\_\_\_

Date (Boarder) Date (Guest) \_\_\_\_\_