

DRAFT
Preserve at Pine Meadows
Equestrian Center
Self-Management Plan
September 25, 2009

Equestrian Center Overview:

The long-term vision of the Preserve at Pine Meadows is to have a state of the art equestrian park for horse owners in the community to enjoy. However, not all property owners within the community will own or board horses at the equestrian center, so plans are in place to establish the Pine Meadows Equestrian Center Owner's Association (PMECOA) as a separate non-profit corporation that will have its own articles of incorporation and bylaws that govern its activities. The PMECOA/PMEA will have both financial and operating accountability for the center and will ultimately interact directly with The Preserve at Pine Meadows Owners Association (PPMOA) to ensure its activities fit within the overall community plan. The intent is that ~~once the PMECOA is established, the members will together take a leading role in the driving determining the end product (i.e.) park design, improvements and related timing, management structure, maintenance plan, etc.~~ This way, the Equestrian Park will evolve over time with the vision and/or requirements of its key stakeholders – the Equestrian Center Members – in mind. Currently, the developer of the Preserve at Pine Meadows has financial responsibility and control of the Equestrian Center. Until there are five horses in the center (or earlier if the horse owners wish), a member will not have to assume full financial responsibility for the association, but be provisional members. ~~At this time and with regard to both the financial and planning accountabilities noted above, the PMECOA will not be formally established until such time the equestrian center capacity reaches five horses.~~

Interim Operating Approach:

The existing park area and barn structure was built to facilitate the general needs of horse ownership in a self-managed environment. ~~Until the PMECOA is formally established~~ During Interim Operations, owners may

board their horses at the facility with the understanding that they will take total responsibility for the care and management of their animal(s). This includes:

- Daily feeding/watering
- Turnout
- Manure removal/stall care
- Veterinary and Farrier services
- Supplies
- Personal insurance

Fees:

~~Because the PMECOA has not been established at this time, a~~An interim fee structure has been set up to ensure boarders cover any/all costs related to use of the park in the interim. These fees are:

One-Time Deposit of \$1,500.00 for Provisional Membership. This will be transferable to permanent membership at such time the PMEA is formed. Of this amount, \$500 will go directly to prior capital costs offer the equestrian center. The remaining \$1,000 will be held in escrow and will be transferable to permanent membership at such time the PMECOA is formed. It and may also be sold returned to an inbound horse owner if and when the member elects to leave the center. During the Interim Operations, the \$1,000 will be returned subject only to damage caused beyond normal wear and tear. During regular operations, the Articles and Bylaws will control.

Monthly Boarding Fee of \$2750.00. The monthly boarding fee of \$2750.00 covers certain costs related to use of the barn/park, as well as including Equestrian Center insurance.

Share of Variable Expenses. Horse owners will be required to pay their share (split evenly between with other boarders) of the variable costs related to park operations. This includes:

- Electricity
- Water
- Manure Removal ~~(if and when necessary)~~

Other:

Horse owners will be required to interact directly with the "Community Association" (The Preserve at Pine Meadows Owners Association) until such time that the PMECOAPMEA is officially formed to ensure their activities are within the community requirements.
