

SWAINS CREEK PINES LOT OWNERS ASSOCIATION

Horse Pasture Rules

The horse pasture at Swains Creek Pines is available for the benefit of Swains Creek Pines lot owners only, and is subject to the following rules and regulations:

1. The horse pasture is an amenity of the Swains Creek Pines Lot Owners Association and is intended to be used for part-time recreational purposes only.
2. Horse owners must be Swains Creek lot owners in good standing.
3. Horse owners must be in residence at their lot at all time that their horses are in the pasture.
4. To allow for more lot owners to use the facilities, lot owners using the horse pasture are limited to a total of 30 days of total use during any one year and 15 days of consecutive use at any one time.
5. Horse owners must check in and register with the SCPLOA Manager, to verify availability and for approval to bring horses onto the pasture, at least seven (7) days in advance of arrival date.
6. The Manager has authority to allow or disallow horses for any reason which may include but is not limited to: too many horses, lack of feed, water, over usage, etc.
7. Horses will stay in the horse pasture at the horse owner's own risk.
8. Horse owners are liable for any damage to property (including fences and gates) and/or injury to members or guests.
9. The pasture may be divided into separate sections at times to allow accommodation for multiple users.
10. No stallions or horses not yet weaned will be allowed to use the Swains Creek horse pasture property.
11. Horse owners must respect the condition of the pasture and provide supplement feed if the pasture grass is not sufficient.
12. All horse owners are responsible for their own horse including feed, grain, etc.
13. Horse owners must keep horse area (pasture) clean at all times.
14. There is to be no riding of horses in pasture.
15. No children are allowed in the pasture without parent's presence and consent (this includes children who go in to pet horses that do not belong to them).
16. Any problem that may arise in regard to horses, fences, gates, pasture or complaints of any kind pertaining to horses that cannot be resolved with or by the SCPLOA Manager, must be submitted in writing to Board of Directors.