

Isabella Farms LLC Boarding Contract
12638 Huffmeister Rd Cypress, TX 77429
Office: 281-955-8200 Fax: 281-955-8211
www.isabellafarms.com

Owners Information

Name: _____
Address: _____
City/ST/Zip: _____
Home Phone: _____ Cell Phone: _____ Wrk Phone: _____
Email Address: _____
Emergency Name & Phone: _____

Horse Information

Horse's Name: _____
Barn Name: _____ DOB(M/D/Y): _____ Breed: _____
Sex: _____ Color: _____ Height: _____ Weight: _____
Registration #: _____ Markings: _____
Special Instruction: _____

Feeding Instructions & Allergies: _____

Additional Options (Check If Needed / Monthly Fees Apply):

_____ Strongid C 2x Daily Wormer _____ Timothy Hay _____ Alfalfa

Please note Isabella Farms is on a Fly Supplement Program. All horses that board at Isabella Farms must be on Solitude IGR Fly Supplement. You will be billed every January for \$195.00 which will be for the year. Boarders moving in later in the year will have a prorated amount. There are no refunds if leaving early.

Horses Health Records (Please send us a copy from your vet of all vaccine dates and coggins)

Coggins Date: _____	VEWT: _____
Flu/Rhino: _____	Rabies: _____
Strangles: _____	Other: _____
Worming: _____	Dental: _____

Owners Agreement:

I understand I must pay the monthly board in advance. I hereby grant a lien to Isabella Farms LLC for all unpaid fees. This horse, to the best of my knowledge, has not been exposed to any contagious or infectious diseases for three weeks prior to boarding. In the event of an emergency, and I cannot be reached, I consent to all medical treatment necessary.

Vet Name & Phone: _____
Farrier Name & Phone: _____
Dentist Name & Phone: _____

If the above veterinarian and I cannot be reached, I consent to treatment by another veterinarian available. I understand all vet charges will be my responsibility. Every precaution is taken to protect my horse from illness, accident, fire, and theft. The stable owner, manager, and staff will not be held responsible for any accident, illness, fire, or theft as long as they exercise reasonable care. I also understand that the cost of training, lessons, shoeing, veterinarian services, transporting, and all miscellaneous costs and expenses are also my responsibility.

I will submit a \$250.00 deposit that will only be refunded upon my departure if the stall and locker are left in good condition and I have given a 30-day notice of departure.

I will pay \$900.00 for monthly boarding on the 1st of each month. After the 5th of each month my payment is considered late and I will be billed \$10.00 for everyday payment is not received.

******* SIGNING THIS CONTRACT STATES THAT I HAVE FULLY READ AND UNDERSTAND EVERYTHING STATED IN THIS CONTRACT AND AGREE TO ALL THE TERM WITHIN THIS CONTRACT *******

Owners Signature: _____ **Today's Date:** _____

Print Name: _____ **Horse's Arrival Date:** _____

Isabella Farms L.L.P / L.L.C.

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www.isbellafarms.com Email: info@isbellafarms.com

RELEASE OF LIABILITY

This **Release of Liability** is made and entered into this _____ day of _____, 20_____.

By and between **Tina Kittel/Dawn Kittel Chamorro/Isabella Farms** (hereafter designated as Owner) and _____ (hereafter designated "Participant"), and if Participant is a minor, Participant's parent or Guardian,_____. In return for the use of the facility, the Boarder/Rider hereby expressly agrees to the following:

It is the responsibility of the Participant to carry full and complete insurance coverage of his/her horse, personal property and him/herself.

Participant agrees to assume any and all risks involved in or arising from use of or presence on property and facilities including, but not limited to, the risks of death, bodily injury, property damage, falls, kicks, bites, collisions with vehicles, horses or stationary objects, fire or explosions, the unavailability of emergency medical care, or the negligence or deliberate act of another person.

Participant agrees to hold Owner, manager, or any Isabella Farms' employee completely harmless and releases them from all liability whatsoever and agrees not to sue them in connection with any claims, causes of action, injuries, damages, costs or expenses arising out of use of or presence upon property and facilities.

Texas State Code/Statute. Section 87.003 LIMITATION OF LIABILITY.

Except as provided by Section 87.004, any person, including an equine activity sponsor or an equine professional, is not liable for property damage or damages arising from the personal injury or death of a participant if the property damage, injury, or death results from the dangers or conditions that are an inherent risk of equine activity, including:

1. The propensity of an equine animal to behave in ways that may result in personal injury or death to a person on or around it;
2. The unpredictability of an equine animal's reaction to sound, a sudden movement, or an unfamiliar object, person, or other animal;
3. Certain land conditions and hazards, including surface and subsurface conditions;
4. A Collision with another animal or an object; or
5. The potential of a participant to act in a negligent manner that may contribute to injury to the participant or another, including failing to maintain control over the equine animal or not acting within the participant's ability.

Section 87.005, Article C, states:

WARNING UNDER TEXAS LAW (CHAPTER 87, CIVIL PRACTICE AND REMEDIES CODE), A FARM ANIMAL PROFESSIONAL IS NOT LIABLE FOR AN INJURY TO OR THE DEATH OF A PARTICIPANT IN FARM ANIMAL ACTIVITIES RESULTING FROM THE INHERENT RISKS OF FARM ANIMAL ACTIVITIES.

By signing this participant agrees to abide by all of the Owner/Manager's rules and regulations and agrees and fully understands all contracts signed:

Participant (Sign Name): _____

Participant (Print Name): _____

Parent/Guardian If Minor (Sign Name): _____

Parent/Guardian If Minor (Print Name): _____

Phone: _____ Email: _____

Emergency Contact Name & Phone: _____

Information about you and your horse:

Client's Name: _____

Isabella Farms has a shared DropBox folder we share that have loads of information that you may need throughout the year. We also have a farm contact list that is shared with all the boarders in our DropBox folder. Please let me know what we can publish. Please also provide us with your e-mail that is to be used to access the DropBox files.

DropBox Email: _____

Shared Contact Information (Yes- Can be Shared / No- Keep Private): Phone? _____ **Email?** _____

We also have a Facebook chat group. If you would like to be added to stay in touch please write you Facebook URL:

Horse's Name: _____

Veterinarian Name & Phone: _____

Farrier Name & Phone: _____

Dentist Name & Phone: _____

Horse's Insurance Name: _____ Phone: _____

Policy #: _____

Please let us know any "Do's and Don'ts" regarding your horse. Examples such as cross tying, allergies, turnout, etc.

Feeding

Horse's Previous Feed and Amount: _____

Preferred Feed at Isabella Farms: _____

Supplements: _____

Extras

Strongid C2x Daily Wormer (\$35 monthly) - Timothy Hay (\$120 monthly) - Alfalfa Hay (\$55 monthly- 1 flake daily)

Feeding times at Isabella Farms are AM: 6:30am, PM: 4:00pm, and NIGHT: 7:30pm. At the night feeding we mainly just do hay and water but can offer an additional feeding if necessary. We also check your horses again between 10pm – 11pm to make sure they are doing well.

Isabella Farms provides each horse with a ceiling fan. You have the option to have an additional fan put in your stall for \$25 monthly charge. You can purchase the fan through Isabella farms. Please check yes or no if you'd like to have an additional fan in your stall. _____ YES _____ NO

Turnout: Please indicate if you'd like individual turnout or group turnout. Most horses on individual turnout are put on a half day schedule. Our normal pasture times are AM: 7am – 12pm and PM: 12pm – 4pm. Horses out all day will go out from 7am – 4pm. During the summer, we also have a select amount of horses go out from 4pm – 8pm. Please let us know your preference and anything else we would need to know about your horse in the pasture. _____

ISABELLA FARMS BARN RULES AND REFERENCE GUIDE

GENERAL RULES:

- EVERYONE who enters Isabella Farms must have a liability form signed. No matter if they are only visiting, dropping something off, riding, or whatever else. This is per our insurance company.
- All special requests must be made to Dawn or Tina only so that we can inform our employees of what needs to be done.
- Do not tack up horses outside of stalls. All stalls have a tie ring inside them to tie your horse to. We also have 3 other cross ties in the large barn and 2 others in the grey barn. Keep aisle ways clear.
- Please refrain from feeding treats to other people's horses. Some horses get bad habits which they are trying to break.
- If you are with your horse in the aisle way outside of another horse's stall, please move them. Some horses are very protective and sometimes will get angry with other horses within their area. To keep horses from getting hurt or upset please move your horse to a designated cross tie or to their stall.
- If you're done with your horse and other people need the cross ties please move your horse to their stall or pasture. Do not hold up the cross ties.
- Please do not use other people's things such as fly spray, equipment, or medications. If you are out, let me know and I can help until you purchase more. Please ask if you do need to borrow something.
- Do not leave any personal items out. If you have buckets with feed in them or other personal items please put them in your lockers or boxes. Make sure your things have your names on it.
- Do not leave a mess. Please pick up your things when you're done and put them away. Clean all manure.
- Do not use our washer and dryer. Clean your own things. That washer and dryer is only meant for Isabella Farms and our employee's personal laundry that live on the premise.
- You will be given a clear box with your horse's name on it. This must remain in your black box in front of your stall. You are responsible for buying 2 thermometers to put in this box. This will make it easier for us if we need to take your horses temp and avoid sharing thermometers with other horses. You may add other things to this box but keep it clean.
- Please clean out your black boxes. Throw away trash. Clean it out.
- Please do not park on the grass
- Please keep lounge door closed and do not leave dogs in there. It makes it smell.
- Remember to turn off all lights. Even if you didn't turn it on.... Please turn it off.
- If you let your horse graze on the property you must be with them at all times. No leaving them on their own.
- All garbage must be cleaned up. There are trash bins all throughout the property. Trash brings ants and other rodents so please clean up.
- Maintain a speed of 15 mph in parking lot and be aware of all animals, children, and people in the area.
- Please only load and unload horses on the turnaround or other gravel areas. The paved parking lot is not safe and horses may slip. Pick up all messes after loading and unloading.
- Barn equipment is to be used ONLY by Isabella Farms staff.

STALLS & SHAVINGS:

- We regularly change out shavings in the stalls. The guys fill the stalls in the beginning of the week and by the end of the week they strip the stall completely and put fresh shavings down. This is so we get all dirty shavings out.
- Please don't take it upon yourself to put more shavings in your stall. If you feel that there aren't enough shavings please talk to Tina or Dawn and we will fix the issue.
- When all the stalls are cleaned I will or my staff will look at each stall to see if it has enough.
- Normal day's stalls are cleaned in the morning only. If you bring in your horse during the day and make a mess in the stall then it is the owner's responsibility to clean it.
- During bad weather our stalls are cleaned twice daily.
- Water buckets are thoroughly cleaned weekly and fill in the morning, before the horses come in from the pasture, before the guys leave at 5pm, and at the night feeding around 7:30pm.
- If your horse drinks a lot of water we may add a third bucket in the stall or you can request a third bucket but please know we give your horse access to water at all times.
- If you fill your own water in the evening before evening check please inform Dawn. This is how we judge who is drinking water or not.
- If you are in the Clinic Barn please always tie your stalls closed with your lead ropes so horses don't get loose.

FEED & HAY:

- Here at Isabella Farms we offer Progressive Feed, Oats, Beet Pulp, & One & Only. We also offer Coastal Hay. For an additional fee we offer Strongid C Daily wormer & Alfalfa.
- If you choose to feed your horse a different feed other than what we provide then it's the owner's responsibility to purchase the feed and supply it. There are no deductions to the board if you choose to do this.
- We give the horses hay during the AM feeding, afternoon in the pastures, during the PM feeding, and at the night check. Your horses get plenty of hay. Please do not throw them a half bale of hay. They don't eat it all. The guys end up having to trash the wasted hay in the morning. We give more hay to the horses than most barns do. If you want extra hay in their stalls there is a monthly fee for that.
- If you would like to change anything with your horses feed, give supplements, or need to give medications please inform Dawn of this. I will make the changes and inform the employees. Do not tell only the employees only. It is my responsibility as manager to make sure these changes are being done.
- If you are riding during feeding times our employees are told to leave your feed outside of your stall. Once you put your horse in the stall and there is no feed in the bucket please check outside of your stall for your feed. If it isn't there please go get it from the feed room. When horses come in from work, we don't like feeding them right away so they don't get sick.
- Please recheck your supplements and make sure you have enough. Also, Isabella Farms recommends putting your horse on an electrolyte all year round. Due to our constantly changing climates and temperatures it is highly recommended so your horse drinks plenty of water. We also recommend SandClear monthly due to the sandy soil in our area.
- We also try to note on the board in the big barn who is out of supplements but please go to the feed room and check. We will not go look for you to get more. It is your responsibility.

BLANKETING AND HOSING DOWN:

- During the winter horses get blanketed accordingly: 50-60 degrees sheets, 40-50 degrees heavy blankets, 39 degrees and below both blankets. If you have a problem with this please let me know so I can advise our employees on what blankets need to be on your horse. Barn windows and doors are closed at 60 degrees and below.
- If you do not have your blankets out then your horse will not be blanketed.
- If you have specific blankets for turnout or would not like a blanket on your horse during turnout at all please let us know.
- When it starts to get colder throughout the day the employees will blanket at 5pm for what the temp will be at during that evening. This is to help the evening worker.
- During the summer the employee's hose down horses when they are brought in and will hose down a few horses extra that have extreme issues with the heat.
- If you are riding during the times we are blanketing horses or your horse is already blanketed and you take it off then you are responsible for putting it back on.

INDOOR WASH RACKS:

- If your horse is muddy or dirty please rinse them off in the outdoor washing areas before washing in the indoor wash racks.
- Do not wash down manure, dirt, or hair of any kind in the indoor wash rack. I know you can't help everything but the drainage system cannot handle that stuff. If our drainage system is clogged you can count on us closing it down.
- Turn off water after use. Do not leave it on.
- Pitch forks, wheel barrows, brooms, and buckets are by wash areas and cross ties. If you don't know where they are please let me know and I will personally show you.
- Please hose down the wash rack clean after you're done. The big grey hose is the best for that job.

TURNOUTS:

- If your horse isn't scheduled to be out and you turn them out, you are responsible for bringing them in.
- We regularly seed and water our pastures and try to rotate them as much as we can. If there is a period of time that we need to close down a pasture please understand that we may have a few horses TEMPORARILY on a half day schedule. This is to get the grass to grow. Of course, we consider which horses can handle it more first before we make changes and please try to be patient with us. This is only done for the horses.
- If you ride your horses during the time they are supposed to be out in the pasture you are responsible for bringing them back out to their pasture. Horses left in their stalls will remain there.
- During or after bad weather horses will be kept in their stalls. If our employees have time, they will hand walk horses. Please try to come out if you are able to, to walk your horse as well.
- We are the judge to whether or not it is safe to turn horses out. Please do not go out of your way to do whatever you feel. This is for the safety of the horses and also to keep our pastures from getting torn up.
- We normally throw some hay out to horses in the afternoon to their paddocks. We will throw two separate piles for pastures that have more than one horse. Please do not throw a half bale of hay out to your horse.
- Please be considerate of our employees. Especially during the evening times. We currently have 1 employee working every evening after 5pm. In the summer it includes bring in horses from turnout, hosing down, feeding, and watering. In the winter it included blanketing all horses, feeding, and watering all horses. The evening job can be stressful. Please be mindful that our employee has worked all day and is working in the evening as well. Do not add more to their list of things. People can get burnt out like this.
- During the summer we offer a select amount of horses for night turnout. If your horse doesn't need it please don't ask. It makes the night person's job a little easier.
- In the winter we try to stop the night turn-out since the person working the evening has to blanket all horses.
- If you think your horse can be grouped with other horses or would be willing to try, please let me know. More horses with more buddies means more pastures get rested and more grass grows.

ARENA RULES:

- Always pass left shoulder to left shoulder
- Never come up behind someone too closely and call out which side you are going to when coming up behind another rider (EX. "outside" or "rail").
- Do not stop on rail. If you are stopping, taking a break, or talking with others please move to the inside away from the rail. Riders that are trotting or cantering always have the right of way on the outside track.
- Keep a safe distance from other horses (minimum of one-horse length, more when trotting or cantering) and never let your horse tailgate, crowd, or threaten another horse.
- If you see a horse acting up or a rider having difficulties, slow down, circle, or stop until the horse is back under control. Be considerate of novice riders and green horses, give them extra space, and never pass them closely or going fast.
- Riders under 18 years of age must wear a riding helmet. Riders jumping must wear a riding helmet. If you are over 18 and not jumping it is recommended that you wear a riding helmet but your own personal option and know that you are taking a risk by not doing so.
- Do not turn horses loose in arenas.
- No riding in barns or paved areas.

VETS & FARRIERS:

- If your farrier or vet is scheduled to come out please inform Dawn the day before so the guys can leave them in.
- Our employees are not responsible for getting your horse out of the pastures if your farrier or vet comes. Either make arrangements to leave them in that morning, come out and get them for your vet or farrier, or have your vet or farrier get them themselves.
- If you do have your vet or farrier scheduled please let me know so I can inform all other boarders just in case they need something as well.
- Always make sure your farrier cleans up after themselves. Have all nails, toe trimmings, and whatever else picked up. This has been an ongoing problem and it's the owner's responsibility to make sure it's cleaned up.

PETS:

- If you bring your dog to Isabella Farms you must have an eye on them at all times.
- Clean up the dog poop. This is gross and disgusting. I do not like dog poop on my shoe or my horses. Pick it up. If I continue to see it then we will not allow dogs here.
- I know everyone will be surprised but not everyone likes dogs. If you bring your dog to the barn and there are other people here please put them in your own stall if you can't pay attention to them at that time.
- Keep the aisle ways clear of dogs. The employees are bringing in and out horses, driving the gator through the barn, and other people are bringing in and out horses. Please move your dog so that it doesn't disrupt the day to day barn activities.
- Please always have an eye on your dogs. I have seen some dogs running into horse's pastures. This is a big problem.

PESTS:

- We have a fly spray system, we order fly predators to eat fly larvae, we fly spray all horses, and we remove all manure from property. Please note we try to do everything we can to prevent flies.
- In the summer, if flies are a big issue for your horse please leave us a fly mask and/or fly sheet to put on your horse during turnout times.
- Our employees regularly go out into the pastures and kill for ants. After a big rain, ants appear everywhere. We are aware of these times and try our best to get them when they come up. This is a weekly to-do item on the guys schedule.
- Please do not leave any poisons or pest control stuff out or in your lockers. If you have a pest problem please come to us. Your lockers are right next to the stalls and we don't want any poisons to get into those stalls.
- Refill your fly spray bottles. Leave one on your stall and an extra bottle in your black box if you can't come by as often.

EMPLOYEES:

- Our employees here have a lot to do on their daily list. Please don't stop them unless it is an emergency.
- I know we all like to chit chat and have a good time but please be mindful of our employees. Every time they stop to talk, that is time away from what they need to get done.
- Just remember our employees work for Isabella Farms. If you need something please ask Tina or Dawn. If you have a problem with an employee it needs to be addressed to Tina or Dawn. If you would like something different then you need to discuss it with us only.

FEES AT THE BARN:

- A full price list will be given to you
- All payments are due by the 1th of every month. No exceptions. There is a \$10 daily late fee that will apply every day after the 5th.

PROBLEMS AT THE FARM:

- If you have a problem or issue please come directly to Dawn or Tina regarding it. Do not count of the employees to tell me. You are responsible for letting Tina or I know of any problems.
- We do not tolerate any bad talk or caddy behavior. This is a barn of friends and family. Leave your issues at the gate. Do not gossip or talk badly about anyone. This is a place where people can come and enjoy their time with their horse. If at any point someone is way out of line and it is becoming uncomfortable for people to be around the barn then you will be asked to leave. We have done this in the past. We are very strict on this. This barn is my happy place out here and I don't need to have drama around me or my horses.

SIGNING THIS DOCUMENT STATES THAT YOU HAVE READ ALL 3 PAGES OF ISABELLA FARMS BARN RULES AND YOU AGREE TO FOLLOW THEM ACCORDINGLY. THIS IS FOR THE SAFETY OF ALL HORSES AND PEOPLE.

PRINT NAME

SIGNATURE

DATE

ISABELLA FARMS
NEW CLIENT CHECKLIST

- All Isabella Farms forms fully filled out and submitted
- Boarding contract filled out for each horse
- Deposit paid
- Required Solitude Fly Supplement paid for the remaining portion of the year (Note: January 1st you will be charged \$195 for annual payment)
- One full month's board required on move-in date. If arriving mid-month, the following month will be prorated
- Board is due on the 1st and late by the 5th. You will receive late fees if paid after the 5th.
- Liability forms signed by every person who would come onto property
- Coggins submitted
- Copy of all vaccinations from veterinarian submitted
- Date of arrival agreed upon
- Previous feeding instructions given
- One bag of old feed given to farm for change over
- Gate code received by new client
- Hours of operations: Closed Monday until 5pm. We open on Mondays only on holidays or after Saturday & Sunday clinics where arena is closed.
- Clients receive discounts on clinic rides and can attend clinics free of charge. Family members must pay \$10 per person for lunch at clinics.
- All rules have been read and understood.
- Everyone must clean out manure from arena and pick out your horse's feet after your ride.

Reminder: For you and your horse to move in, all the necessary paperwork must be filled out and submitted.