

RAVEN RIDGE FARM, INC.

FULL BOARD AND TRAINING AGREEMENT

THIS AGREEMENT (“Agreement”) is made as of the date of last signature hereto (“Effective Date”) by and between **Raven Ridge Farm, Inc.** (“Raven Ridge”) and the individual or entity or their agent undersigned, _____, hereinafter referred to as “Owner”, being:

1. SERVICES, FEES, PAYMENT, TERM, REMOVAL AND INSURANCE

A. Services and Fees. Owner acknowledges and accepts that the Premises of Raven Ridge shall be used only for boarding and riding of horses and no other livestock. All charges are subject to change at **Raven Ridge’s** sole discretion.

Owner acknowledges adequate opportunity to inspect the Premises of Raven Ridge, finds them acceptable and safe, and therefore requests the following services:

FULL BOARD AND TRAINING FEE \$ _____ PER HORSE PER MONTH

Raven Ridge agrees to provide feeding and caring and facilities for the normal and reasonable care required to maintain the health and well-being of the horse(s) including providing grain, hay, water, shavings, daily stall cleaning occurring at least twice per day, turnout, blanketing, grooming, bathing, wrapping, tacking and un-tacking, providing laundry service for day-to-day laundry needs, and administering supplements provided by Owner. Full Board includes the use of stable facilities, including one (1) stall per horse access to outdoor arena, round pen, paddocks (weather permitting), wash and grooming stalls, tack rooms, and open grazing areas. Owner is responsible for providing all tack, wraps, boots, saddle pads, blankets, supplements, supplies, medication and the like. Owner shall clearly label all property provided to Raven Ridge. Full training includes twenty (20) professional rides, lessons, or services per month.

Owner is responsible for all veterinarian, farrier, chiropractor and all other third party expenses associated with the Horse(s). Owner is responsible for all show and transportation expenses for the Horse, including braiding, stall splits, show office fees and hay and bedding while at horse shows. A flat fee of \$900 per horse per week will be charged to cover other show related expenses.

B. Payment. Payment is due on or before the fifteenth day of each month. A \$25.00 late fee will be charged for all payments received after the fifteenth day of the month. A \$50.00 fee will be charged for any checks returned for insufficient funds.

C. Term. The Term of this Agreement shall commence on _____ and continue month to month until terminated in writing by either party. Thirty (30) days notice must be given to terminate contract or one month board will be charged per stall.

D. Removal and Lien Rights. In the event the subject horse(s) is(are) removed from boarding at the Premises of Raven Ridge for any reason and later returned to the Premises, this Contract shall be deemed reinstated as rates applicable at the time of said return. Raven Ridge reserve the right to request that any horse be removed from the Premises if, in the sole discretion of Raven Ridge, the horse is too dangerous or otherwise undesirable to continue boarding at the Premises. In such case, Owner shall be

Initials of Owner: _____

solely responsible for removing the horse immediately upon receipt of said notice and for payment of all fees incurred during the horse's presence upon the Premises of Raven Ridge. All fees due by Owner with respect to said horse shall be paid in full upon removal. A HORSE MAY NOT BE REMOVED FROM THE PREMISES UNTIL ALL MONEY THEN OWED BY OWNER TO RAVEN RIDGE FOR EACH HORSE IS FULLY PAID AND RECEIVED BY RAVEN RIDGE. OWNER EXPRESSLY RECOGNIZES THE LEGAL ENTITLEMENT OF RAVEN RIDGE TO A STABLEKEEPER'S LIEN PURSUANT TO FLORIDA STATUTE § 713.65 UPON EACH HORSE FOR WHICH AN OUSTANDING BILL IS OWED RAVEN RIDGE.

Owner is also given notice that Raven Ridge has a right of lien as set forth in the laws of the State of Florida, with respect to the horse and all personal property of owner stored upon the Premises, which storage is allowed as part of the consideration for the payment for the boarding of the owner's horse(s). Should Owner not pay the board as provided herein, Raven Ridge shall also have lien upon Owner's personal property located on the Premises.

In the event Raven Ridge exercises any of the lien rights of Raven Ridge, this Agreement shall constitute a Bill of Sale and authorization to process transfer applications for any personal property, vehicle or horse riding discipline and/or breed registration as may be applicable. In the event Raven Ridge employs legal counsel to enforce its lien rights according to law or for collection of this account, Owner agrees to pay all attorney's fees, costs and other related expenses for which a minimum charge of \$1,500 will be assessed.

E. Insurance. Owner shall be responsible for insuring Owner's horse(s) at whatever type and level of coverage Owner sees fit and is also responsible for insuring against the acts and omissions of Owner, Owner's employee(s), contractors and guests while on the Premises. Raven Ridge does not provide any insurance whatsoever covering Owner's horse(s) or the acts and omissions of Owner, Owner's employee(s), contractors and/or guests.

2. DESCRIPTION OF HORSE(S)

PRIOR TO ENTRANCE UPON THE PREMISES OF RAVEN RIDGE, THE OWNER SHALL PRESENT A CURRENT COGGINS CERTIFICATE FOR EACH HORSE LISTED BELOW TO RAVEN RIDGE.

NAME OF HORSE	SEX	BREED	MICROCHIP #
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. OWNER AND INSURANCE INFORMATION

Primary Responsible Party for Horse:

NAME: _____ EMAIL: _____

ADDRESS: _____

PRIMARY PHONE: _____ SECONDARY PHONE: _____

Initials of Owner: _____

Emergency Contact:

NAME: _____ PHONE NUMBER: _____

Equine Insurance Information:

INSURANCE CARRIER NAME: _____

POLICY NUMBER: _____ EQUINE INSURED: _____

COVERAGE: _____

4. RELEASE AND HOLD HARMLESS AGREEMENT, RISK OF LOSS AND STANDARD OF CARE.

A. Release and Hold Harmless Agreement. During the time that the horse(s) is/are in the care, custody and control of the Raven Ridge, it and its owners, officers, agents and employees shall not be liable, and Owner hereby releases Raven Ridge, Kimberly Barone, Andrew J. Barone and the Kimberly and Andrew J. Barone Joint Revocable Trust and its/their officers, agents and employees for any sickness, disease, estray, theft, damages, or death or injury which may be suffered by the Horse(s) or any other cause or action, whatsoever, arising out of or being connected in any way with the boarding of said horse(s) whether caused by the negligence of Raven Ridge, Owner, or their agents, employees and/or contractors. Owner agrees to hold Raven Ridge harmless from any and all claims arising from damage or injury caused by said horse(s) to anyone, and defend Raven Ridge from any such claims. Owner agrees to disclose any and all hazardous or dangerous propensities of horse(s) boarded with Raven Ridge. This release includes, but is not limited to, any personal injury or disability the horse Owner or Owner's guest, may receive on the Raven Ridge premises. Owner agrees that Owner and any other person riding the Owner's horse(s) upon, in or out of the Premises, shall wear a properly fastened equestrian riding helmet.

B. Risk of Loss. The Owner fully understands that Raven Ridge does not carry any insurance on any horses not owned by it for boarding or for any other purposes, whether public liability, accidental injury, theft or equine mortality insurance and that all risks connected with boarding or for any other reason for which the horse(s) in the possession of, and on the premises of Raven Ridge are to be borne by the Owner. Raven Ridge strongly recommends equine mortality insurance be obtained applicable to the subject horse(s) by Owner.

C. Liability Waivers, Helmets, No Other Animals. Owner agrees to execute a Liability Waiver, in the form presented to Owner. Owner also agrees to require any individual who comes upon the Premises to execute the same Liability Waiver and to turn over such executed copy to Raven Ridge upon execution. Owner agrees that Owner and any other person riding Owner's horse(s) shall wear a suitable helmet approved by United States Equestrian Federation at all times. Owner further acknowledges the presence of dogs on the Premises of Raven Ridge and shall not bring any other animals, other than Owner's horse(s) onto the Premises of Raven Ridge at any time, nor permit any third person to do so.

D. THE STANDARD OF CARE APPLICABLE TO RAVEN RIDGE IS THAT OF ORDINARY CARE OF A PRUDENT HORSE OWNER AND NOT AS A COMPENSATED BAILEE. IN NO EVENT SHALL RAVEN RIDGE BE HELD LIABLE TO OWNER FOR EQUINE DEATH OR

Initials of Owner: _____

INJURY IN AN AMOUNT IN EXCESS OF FIVE HUNDRED DOLLARS (\$500) PER HORSE. OWNER AGREES TO OBTAIN EQUINE INSURANCE FOR ANY HORSES VALUED IN EXCESS OF FIVE HUNDRED DOLLARS (\$500) AT OWNER'S EXPENSE, OR FOREGO ANY CLAIM FOR AMOUNTS IN EXCESS OF FIVE HUNDRED DOLLARS (\$500). OWNER AGREES TO DISCLOSE THIS ENTIRE AGREEMENT TO OWNER'S INSURANCE COMPANY AND PROVIDE RAVEN RIDGE WITH THE COMPANY'S NAME, ADDRESS AND POLICY NUMBER. FAILURE TO DISCLOSE INSURANCE INFORMATION SHALL BE AT OWNER'S RISK.

5. PERSONAL PROPERTY IN STORAGE ON PREMISES.

Raven Ridge is in no event responsible for the theft, loss, damage or disappearance of any tack or equipment or other personal property, including vehicles and trailers, stored at Raven Ridge and same is stored at Owner's risk. Raven Ridge shall not be liable for the theft, loss, damage or disappearance of any tack, equipment or personal property taken to horse shows or clinics.

6. FARM SAFETY RULES

Upon executing this Agreement, Owner agrees to confirm with the following rules of Sea Horse Stables:

1. NO SMOKING within 50 feet of any building containing horses, hay or manure. Cigarette butts must be disposed of properly and not thrown on the ground.
2. DOGS ARE NOT ALLOWED UNLESS PRE-APPROVED AND KEPT IN KENNEL. If dogs are permitted by Raven Ridge, the dog owner is responsible for cleaning up after said dog(s). All dog(s) must be kept on a leash while on the Premises of Raven Ridge at all times.
3. CHILDREN UNDER 16 MUST BE SUPERVISED BY AN ADULT AT ALL TIMES.
4. RIDING IS PERMITTED IN DESIGNATED AREAS ONLY. Riding, lunging and training must be performed in arena's or designated areas; open areas are for hacking at walk or hand-walking and hand-grazing. Riding in the stable area or paddocks is prohibited.
5. Lunging is ONLY allowed in the round pen. NO EXCEPTIONS.
6. Trainers and instructors must be approved and insured. Outside trainers are prohibited without prior permission in writing.
7. Boots with heels are required when riding, and hard-soled, closed-toe leather shoes, or boots are recommended when working around horses at any time.
8. An ASTM/SEI approved hard hat, with the harness buckled securely, must be worn when mounted.

Initials of Owner: _____

9. Proper tack, lunging equipment, and halters with leads are required for the appropriate activity. Raven Ridge reserves the right to require individuals to cease an equestrian activity if it is being performed with improper or unsafe equipment.
10. Do not handle or enter the stall of another person's horse unless the owner has asked you to do so or if it is an emergency that you are competent to address.
11. Do not talk on the phone, use headphones or earbuds when you are mounted. This is dangerous to you and those around you.
12. Do not borrow equipment unless you have permission from its owner.
13. Put all equipment where you found it after use and ensure that the equipment is neat and clean.
14. Turnout is ONE hour per day per horse. Horses are not to be in the paddocks if the conditions are wet.
15. Do not drive or park on the grass.
16. Please drive under 10 MPH when entering and exiting the farm.

7. ENTIRE AGREEMENT; JURISDICTION AND VENUE; ATTORNEY'S FEES.

This Agreement represents the entire agreement between the Parties, other than the Liability Release executed between any equine activity participant and Raven Ridge. No other contacts, promises or representations, verbal or implied, are included herein unless specifically stated in this written Contact. The Parties hereto hereby consent to the personal jurisdiction of the State of Florida and waive any defense thereof and objection thereto. This Agreement is made and entered into in the State of Florida, Palm Beach County, which shall be the sole proper venue for any disputes arising out this agreement, and shall be enforced and interpreted in accordance with the Laws of Florida. The prevailing party in any such litigation shall be entitled to recover of all costs and reasonable attorney's fees from the non-prevailing party.

8. ENFORCEABILITY AND SEVERABILITY OF AGREEMENT.

In the event one or more parts of this Agreement are found to be unenforceable or illegal, the other portions hereof shall be deemed in full force and effect.

Signature of Owner: _____

Raven Ridge, LLC: _____

By: _____
(Print Name)

By: _____

Dated: _____, 202_

Address: _____

Cell Phone: _____

Email: _____

Emergency Contact for Owner: _____

Cell Phone: _____

Initials of Owner: _____