

# Facility Policies

**Mustang Alley Ranch, LLC**  
312 Mustang Alley Way  
Huger, South Carolina 29450

At Mustang Alley Ranch, we're committed to providing a safe, welcoming, and well-maintained environment for our boarders, their horses, and all visitors. Our policies are designed to ensure the safety of everyone on our property, protect the well-being of the horses, and maintain the smooth operation of our facility. By entering Mustang Alley, all individuals—boarders, guests, visitors, and participants in activities such as lessons or events—agree to abide by these policies. Failure to comply may result in removal from the property and/or termination of boarding privileges.

## 1. General Safety and Liability

### a. Inherent Risks of Equine Activities

Horses and equine activities carry inherent risks, including but not limited to injury, death, or property damage to horses, riders, handlers, and spectators. All individuals entering Mustang Alley Ranch acknowledge and assume these risks.

- **South Carolina Equine Activity Liability Act:** Under South Carolina law (S.C. Code Ann. § 47-9-710 et seq.), Mustang Alley Ranch, LLC, its owners, employees, and agents are not liable for injuries or death resulting from the inherent risks of equine activities. This applies to all boarders, guests, visitors, and participants in activities on our property. A warning sign in compliance with this Act is posted on-site:
  - S.C. Code Ann. § 47-9-710 et seq.: "Under South Carolina law, an equine activity sponsor or equine professional is not liable for an injury to or the death of a participant in an equine activity resulting from the inherent risks of equine activities, pursuant to Chapter 9, Title 47, Code of Laws of South Carolina, 1976."

### b. Release of Liability

By entering Mustang Alley Ranch, all individuals agree to release, indemnify, and hold harmless Mustang Alley Ranch, LLC, its owners, employees, and agents from any liability for injury, death, or damage to persons, horses, or property, except in cases of gross negligence or willful misconduct by the Stable. This applies to boarders, their guests, visitors, and participants in activities such as lessons, clinics, or arena rentals. The Liability Waiver can be found on Mustang Alley Ranch's website.

### c. Assumption of Risk for Guests and Visitors

Boarders are responsible for ensuring that their guests, family members, or other visitors (collectively, "Guests") understand and accept the inherent risks of equine activities. Boarders must inform Guests of these policies and ensure compliance. Guests under 18 years of age must be accompanied by a parent or legal guardian at all times, and a parent/guardian must sign a liability waiver on their behalf before entering the property.

### d. Liability Waivers

All individuals entering Mustang Alley Ranch, including boarders, Guests, and participants in lessons, clinics, or events, are required to sign a Liability Waiver prior to engaging in any activities on the property. This waiver reinforces the assumption of risk and release of liability outlined above.

## 2. Access and Hours

### a. Facility Hours

Mustang Alley Ranch is open to boarders and their Guests daily from 7:00 AM to 8:00 PM. Access outside these hours is permitted only with prior written approval from the Stable, except in emergencies.

- The Stable is located on a family farm with 24/7 oversight by the owners, but after-hours access is restricted to ensure safety and security.

## **b. Passcode-Gated Entry**

Once construction is complete (expected later in 2025), Mustang Alley Ranch will implement passcode-gated entry for enhanced security. Boarders will be provided with a unique passcode for access during facility hours. Passcodes are not to be shared with non-boarders, including Guests, without Stable approval. Boarders are responsible for ensuring their Guests enter only with them or with prior permission.

## **c. Guest Policy**

Boarders may bring Guests to the farm during facility hours, provided:

- Guests may be required to sign a liability waiver, at the Stable's discretion.
- Guests under 18 must be accompanied by a parent or legal guardian who has signed a liability waiver.
- Guests follow all Facility Policies, including safety and conduct rules.
- Guests must be accompanied by Boarder to access facility amenities, unless otherwise agreed upon.

# **3. Conduct and Safety Rules**

## **a. General Conduct**

All individuals on the property must act in a safe, respectful manner toward horses, other people, and the facility. Prohibited behaviors include:

- Climbing on fences, gates, or Stable structures.
- Using open flames anywhere on the property.
- Swimming or fishing in the property's ponds.
- Engaging in activities to intentionally startle horses.
- Consuming alcohol or using illegal substances.
- Bringing pets (e.g., dogs) without prior approval from the Stable.

## **b. Handling Horses**

Only boarders or authorized individuals (e.g., Stable staff, instructors) may handle horses. Guests may not handle horses unless given explicit permission by the boarder and Stable staff, and only after signing a liability waiver.

- Boarders are responsible for ensuring their horse's behavior does not pose a danger to others. Horses exhibiting dangerous behavior (e.g., aggression, kicking) may be subject to removal at the Stable's discretion, as per the Boarding Contract..

## **c. Protective Gear**

- Helmets are strongly recommended for all riders and required for minors under 18 when mounted.

# **4. Horse Care and Facility Use**

## **a. Boarder Responsibilities**

Boarders are responsible for:

- Providing all tack, equipment, and supplies for their horse (e.g., halters, lead ropes, blankets).
- Arranging and paying for all veterinary and farrier services, as outlined in the Boarding Contract.
- Keeping their horse's vaccinations and Coggins test up to date, with records provided to the Stable.
- Cleaning up after themselves and their horse in shared areas (e.g., removing manure from wash areas).

## **b. Paddock and Stall Use**

- Horses are assigned a paddock with 24/7 stall access. Boarders may not move their horse to another paddock or stall without Stable approval.
- Boarders must report any damage to paddocks, stalls, or fencing they notice to the Stable immediately.
- Salt blocks are provided in each paddock and maintained by the Stable. Boarders should notify the Stable if a block needs replacement.

### **c. Trail Access**

Francis Marion National Forest has trails in close proximity to our facility, including Tuxbury Horse Trail and Swamp Fox Passage. All riders must follow forest regulations and leave-no-trace principles (e.g., no littering).

- Tuxbury Horse Trail: [www.sctrails.net/trails/trail/tuxbury-horse](http://www.sctrails.net/trails/trail/tuxbury-horse)
  - A 14-mile series of flat connecting trails. Open year-round from dawn to dusk. This trail is shared by hikers, bikers, and horses. Difficulty: Easy.
- Swamp Fox Passage: [www.sctrails.net/trails/trail/swamp-fox-passage](http://www.sctrails.net/trails/trail/swamp-fox-passage)
  - A 47-mile section of the cross-state Palmetto Trail. Open year-round from dawn to dusk. This trail is shared by hikers, bikers, and horses. Difficulty: Moderate.

### **d. Amenities**

Arenas, round pens, wash station, pavilion, and clubhouse are under construction and expected to be completed later in 2025. Until then, these areas are off-limits to boarders and Guests for safety reasons. Once completed, additional rules for arena use, lessons, and rentals will be provided.

## **5. Property and Equipment**

### **a. Tack and Equipment Storage**

- Boarders may store their tack and equipment at the Stable at their own risk. The Stable is not responsible for any loss, theft, or damage to stored items.
- On-site key-locked storage lockers may be rented for exclusive use while boarding at the Stable. Boarders are the only ones with a key and access to their assigned locker, which must be returned to the Stable upon termination of boarding.
- Boarders must keep their tack and equipment organized and contained within their designated storage area to maintain a tidy and safe environment for all.
- No flammable or hazardous materials (e.g., lighter fluid, gasoline) may be stored in the tack room or storage areas due to safety concerns.

### **b. Facility Property**

- Boarders and Guests may not use Stable equipment (e.g., machines, tools) without permission.
- Damage to Stable property caused by a boarder, Guest, or their horse will be the boarder's financial responsibility.

## **6. Emergency Procedures**

### **a. Emergency Contact**

Boarders must provide emergency contact information in the Intake Form and keep it updated. The Stable will contact the boarder or their emergency contact in the event of a horse-related emergency.

### **b. Veterinary Care**

- In an emergency, if the boarder cannot be reached, the Stable may arrange veterinary care at the boarder's expense, as authorized in the Intake Form.
- Boarders are responsible for selecting their own veterinarian and farrier, though the Stable can provide recommendations.

## **7. Violations and Enforcement**

- Violation of these policies by a boarder or their Guest may result in warnings, removal from the property, or termination of the Boarding Contract, at the Stable's discretion.
- The Stable reserves the right to update these policies at any time, with notice to boarders via email or posting on-site.