

Horse Boarding Contract

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

BOARDING CONTRACT

This Boarding Contract ("Agreement") is entered into the _____ day of _____, 20____, by and between Mustang Alley Ranch, LLC ("Stable"), located at 312 Mustang Alley Way, Huger, South Carolina, and _____ ("Boarder"), residing at _____ (Boarder's address). These parties warrant that they have the right to enter into this Agreement.

1. TERM OF AGREEMENT

- a. This Agreement shall commence on the _____ day of _____, 20____, and continue on a month-to-month basis until terminated by either party with thirty (30) days' written notice.
- b. The Stable reserves the right to terminate this Agreement immediately if Boarder fails to comply with the terms herein, including non-payment of fees, or if the horse poses a safety risk to other horses, people, or property, as determined by the Stable in its sole discretion.

2. HORSE INFORMATION

a. The Boarder agrees to board the following horse at the Stable:

- Horse's Name: _____
- Breed: _____
- Age: _____
- Sex: _____
- Color/Markings: _____
- Registration Number (if applicable): _____
- Microchip Number (if applicable): _____
- Brand (if applicable): _____
- Health Conditions: _____
- Additional Horses (separate contract needed for each): _____

b. Boarder warrants that the horse(s) is/are free of contagious diseases and has/have received all necessary vaccinations, including but not limited to rabies, Eastern/Western Equine Encephalitis, West Nile Virus, and tetanus, as recommended by a licensed veterinarian. Proof of vaccinations and a negative Coggins test (within the past 12 months) must be provided to the Stable **prior** to arrival.

3. BOARDING SERVICES AND FEES

a. **Services Provided:** The Stable offers a la carte boarding services, allowing Boarder to select the services needed for their horse(s). The base Self-Care Board includes:

- A grassy paddock (private or shared), maintaining ~0.5 acres per horse, rotated and seeded as needed
- 12' x 12' run-in shelters, ensuring ample cover for all horses.
- Automatic waterers, shaded inside all run-in shelters.
- Salt blocks in every paddock, providing free-choice access to all horses.
- Cross-ties mounted in each run-in shelter, to facilitate safer farrier and veterinary visits
- 8 ft tall perimeter fencing around entire property, providing an extra layer of protection
- 24/7 oversight by Stable owners residing on-site, for security and peace of mind
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X _____ (Initial)

b. A La Carte Service Changes: Boarder may adjust their selected a la carte services on a monthly basis by providing written notice to the Stable via email or by submitting a "Service Change Form" on Mustang Alley's website (found at www.mustangalleyranch.com/service-change-form). The notice should be received at least ten (10) days prior to the start of the next billing cycle (e.g., by the 20th of the current month for the following month's invoice). The Stable will confirm the adjusted services and provide the new total for the upcoming month, due on the 1st of the month. All other terms of this Agreement remain in effect.

c. Boarding Fees (A La Carte):

- **Self-Care Board:** \$600/month per horse, due on the 1st of each month. Boarder is responsible for their horse's nutritional needs, as well as depositing their horse's manure (from arenas after use, recommended weekly from paddock and run-in) to a specified location. A wheelbarrow and manure fork will be provided by Stable.
- **Add-On Services (Optional):**
 - **Hay:** \$120/month (5' Round Bales, Supplied and Fed by Stable)
 - **Grain** — Supplied by Stable (12% feed for \$20/bag) **OR** Boarder provides grain of their choice:
 - Feeding of Grain (weight fed to Boarder's instructions):
 - \$100/month (1 Feeding Daily)
 - \$200/month (2 Feedings Daily)
 - **Mineral Blocks (50 lbs):** \$10/month (Stable-Provided, Replaced as needed)
 - **Supplements:** \$3/day (Boarder-Provided, Administered per Boarder's instructions)
 - **Fly Spray:** \$60/month (Boarder-Provided, Stable applies daily)
 - **Farrier Holding:** \$15/session (Boarder confirms appointment day and time with Stable)
 - **Veterinarian Holding:** \$25/session ((Boarder confirms appointment day and time with Stable)
 - **Basic Grooming:** \$50/session (Total body brushing, mane & tail combing, hoof picking)
 - **Manure Removal:** \$200/month (Stable removes manure from horse's paddock and run-in)
 - **Tack Locker Storage:** \$30/month (Private use of a 5' x 3' x 5' (75 cu ft) key-locked storage shed)
 - **Trailer Parking:** \$60/month (Secure spot for on-site parking of 1 horse trailer)
 - **Deworming Schedule:** \$10/month (Provided and Administered by Stable in March, June, Sep, Dec)
 - March — Equimax (Praziquantel + Ivermectin) - strongyles emerge, bots, tapeworms
 - June — Zimectin (Ivermectin)- pinworms peak, roundworms, strongyles
 - September — Quest Plus (Moxidectin + Praziquantel)- larval strongyles peak, tapeworms, bots
 - December — Panacur (Fenbendazole) - lingering roundworms, pinworms, encysted strongyles
- **Supplements:** Boarders may opt into the Stable's supplement administration service with specified dosage and frequency (daily, weekly, bi-weekly, or monthly). Boarders will provide supplements in labeled containers with clear instructions. The fee is \$3 for each day the horse requires supplements to be administered.
- **Note:** Payment is considered late after the 5th of the month, incurring a late fee of \$35. Returned check fee is \$35 per occurrence. Partial-month services are based on a 30-day month pro-rata basis.
- **Price Adjustments:** Prices of hay, grain, board, and services are subject to change due to inflation or other economic factors. The Stable will notify Boarder in writing at least thirty (30) days before any price changes go into effect, allowing Boarder the opportunity to adjust services or terminate this Agreement.

e. Future Amenities: The Stable is currently constructing two arenas (220' x 110' and 120' x 80'), a 30' round pen, wash station, a covered pavilion, a private clubhouse, RV hookups with overnight paddock, and passcode-gated entry. These amenities are expected to be completed later in 2025, at which point they will be available to Boarder. Upon completion, the Self-Care Board will increase to \$700/month per horse. Stable will provide thirty (30) days' written notice of rate adjustments.

X _____ (Initial)

d. Payment Method: Payments shall be made via:

- Cash
- Check (payable to Mustang Alley Ranch)
- Paypal (mustangalleyranch@gmail.com, add 5%)
- Venmo (@mustangalleyranch, add 5%)
- Bitcoin 'BTC' or Bitcoin Cash 'BCH' (QR Code will be provided)

4. OVERNIGHT RV CAMPING WITH HORSE BOARDING

a. Availability: The Stable will soon offer overnight RV hookups to campers with a dedicated paddock, run-in shelter, and automatic waterers for short-term horse boarding (1–5 nights), subject to availability.

b. Fee: \$50/night for RV hookup, and \$25/night per horse, due upon arrival (Current Boarders receive a discounted rate of \$40/night for RV hookup, horse fee of \$25 will be waived).

c. Requirements: Camper must provide a health certificate for horses (valid within 30 days). Camper is responsible for feed and supplies, but may fill their RV's water reservoir on-site using the Stable's designated water hookup. Camper is responsible for disposing of all RV sewage and toilet waste off-site; dumping of any sewage or waste on the Stable's property is strictly prohibited and may result in immediate termination and additional fees for cleanup. RV campers must follow Facility Policies (e.g., quiet hours) at all times.

d. Liability: Current Boarder must sign a separate Liability Waiver for RV Camping, releasing Mustang Alley Ranch, LLC from liability except in cases of gross negligence.

5. RISK OF LOSS AND LIABILITY

a. During the time that the horse(s) is/are in the custody of the Stable, Stable shall not be liable for any sickness, disease, theft, death or injury which may be suffered by the horse. This includes, but is not limited to, any personal injury or disability the horse may receive while on Stable's premises. Boarder acknowledges that Stable does not carry insurance on any horse(s) not owned by Stable, for which the horse(s) is/are in the possession of Stable, are to be borne by Boarder..

b. Boarder shall indemnify and hold harmless Mustang Alley Ranch, LLC, its owners, employees, and agents from any claims, damages, or liabilities arising from the horse's behavior, injury, illness, or death, except in cases of gross negligence by the Stable.

c. Boarder must sign a separate Liability Waiver prior to boarding, which is incorporated herein by reference.

6. VETERINARY AND FARRIER CARE

a. Boarder is responsible for arranging and covering the cost of all veterinary and farrier care for their horse(s).

b. In the event of a medical emergency, the Stable will attempt to contact the Boarder. If the Boarder cannot be reached, the Stable may, at its discretion, arrange for veterinary care at the Boarder's expense. The Stable is not liable for any outcomes of such care. The Stable is authorized as Boarder's agent to arrange direct billing to Boarder. If direct billing is not possible, Boarder agrees to reimburse Stable within 15 days of billing. The Boarder hereby authorizes Stable to spend up to, but no more than \$_____ for emergency care if Boarder is unavailable. The farm uses Coastal Equine Services for all routine and emergency veterinary care (www.coastalequineservices.com).

7. DEWORMING

a. Boarder is responsible for ensuring their horse(s) remain on a regular deworming schedule to control parasites. If Boarder opts into the Stable's deworming program, the Stable will provide and administer dewormers quarterly: March (Equimax), June (Zimectin), September (Quest Plus), December (Panacur).

b. If Boarder does not opt into the Stable's deworming service, they must arrange for deworming and provide proof to the Stable upon request to ensure pasture health.

c. The Stable strongly recommends Boarders conduct biannual fecal egg count (FEC) tests to monitor parasite levels and tailor their deworming program, whether they opt into the Stable's service or manage deworming independently. South Carolina's warm, humid climate increases parasite risks year-round, particularly for strongyles and tapeworms, which can impact all horses.

X _____ (Initial)

8. BOARDER RESPONSIBILITIES

- a. Boarder agrees to comply with all Stable rules and Facility Policies, available on the Stable’s website and provided upon signing this Agreement.
- b. Boarder is responsible for maintaining up-to-date vaccination and health records for their horse(s) and providing copies to the Stable annually or upon request.
- c. In the event of severe weather, it is the Boarder’s responsibility to decide whether to evacuate their horse(s), and make arrangements for evacuation. The Stable will not haul or make evacuation arrangements for Boarder’s horse(s), and the Stable is not liable for any outcomes related to the Boarder’s decision to evacuate or remain on the property.
- d. Boarder must notify the Stable in writing of any changes to their contact information or the horse’s health status within 48 hours.

9. TERMINATION AND REMOVAL OF HORSE

- a. Upon termination of this Agreement, Boarder must remove their horse(s) and all personal property from the Stable within seven (7) days, or the Stable may take possession of the horse(s) and property in accordance with South Carolina law.
- b. Any outstanding fees must be paid in full prior to the horse’s removal, or the Stable may retain a lien on the horse(s) until payment is received.

10. GOVERNING LAW

This Agreement shall be governed by the laws of the State of South Carolina. Any disputes arising under this Agreement shall be resolved in the courts of Berkeley County, South Carolina.

11. ENTIRE AGREEMENT

This Agreement, along with the Facility Policies and Liability Waiver, constitutes the entire agreement between the parties and supersedes all prior agreements or understandings, whether written or oral. Any amendments must be made in writing and signed by both parties.

SIGNATURES

By signing below, the parties acknowledge that they have read, understood, and agree to be bound by the terms of this Agreement.

Boarder:

Printed Name: _____

Signature: _____ Date: _____

** (Parent/Guardian Signature is required if owner is under the age of 18) **

Stable: Mustang Alley Ranch, LLC (312 Mustang Alley Way, Huger, SC)

Representative Printed Name: _____

Signature: _____ Date: _____