



GHROA RULES & REGULATIONS

171 County Road 1262
Whitesboro, TX 76273

Section	Page
1. Introduction:	2
2. The Role of the GHROA Board of Directors:	2
3. Speed Limits & Right of Way:	2
4. Guests/Visitors:	2
5. Horses, Livestock and Pets:	2
6. Arena, Pens and Trails:	3
7. Trailer Park/RV Hook-Up Spaces:	5
8. Community Center:	6
9. Tenants:	6
10. Trash:	6
11. Response Time:	6
12. General:	7

1. Introduction:

Horseman's Ranch subdivision was specifically designed for Members whose principal interest is to reside in a community dedicated to horses/livestock and an equestrian lifestyle.

- 1.1.** No Member , Tenant, or Member Guest shall have the exclusive right to use any and/or all of the Common Property/Amenities.

2. The Role of the GHROA Board of Directors:

The primary role of the GHROA Board of Directors is to manage the GHROA Common Property. "Manage" includes but is not limited to the following Common Property: maintaining all Bridle Paths/Trails, Community Center, Trailer Park/RV Hook-Ups, Arena, Tractor, Arena Groomer, Arena Watering System, and Front Entry Gate.

3. Speed Limits & Right of Way:

- 3.1.** Horses have the right of way. Slow to 10 mph or below when passing horses under saddle/rider and/or horses hand-walked.
- 3.2.** Speed Limit is 25 mph on all public roadways in the Community.

4. Guests/Visitors:

While on Horseman's Ranch property Members/Tenants are responsible for their Guests maintaining compliance with all Horseman's Ranch governing documents, local, state and federal laws.

- 4.1.** Guest Animal Health:
Members/Tenants are required to make sure their Guest's horses/ livestock and/or other animals are healthy and free of disease while on Horseman Ranch property.

5. Horses, Livestock and Pets:

- 5.1.** Night (and Day) Riding:
Make sure you and your horse are highly visible to all passing motorists when riding on or near the road day or night. The use of neon green/orange construction vests, reflectors, flashlights, and/or other devices is permitted.
- 5.2.** Living in a Horse Community:
Do not complain about horse odors, noises, activity, pests, and/or other normal livestock situations.
- 5.3.** Horse Health:
All horses coming into Horseman's Ranch subdivision must have a current negative Coggins.

- 5.3.A.** Report any unsanitary conditions or animal neglect to Cooke County Sheriff department: 940-665-3471 (non emergency number)

6. Arena, Pens and Trails:

Use of the Arena, Livestock Pen and Horse Pipe Corrals are on a first come, first serve basis.

6.1. Guests:

The Horseman's Ranch Arena, Bridle Paths/Trails, and other Common Property/Amenities are for Members, Member Guests, and Tenants. Non-Members are not permitted to use the Arena, Bridle Paths/Trails, and/or other Common Property/Amenities unless accompanied by a Member/Tenant. Two Non-Members per Member/Tenant are permitted in every 24-hour period.

6.1.A. Guest Release of Liability:

Guests using Horseman's Ranch Common Property are required to sign a GHROA Release From Liability form at least once per year. Release From Liability forms are available at the Horseman's Ranch Community Center or on GHROA.net. Completed and signed forms should be placed in the locked drop box on the back patio of the Community Center. Liability Form: TO COME

6.2. Arena Gates:

Close ALL gates, roping boxes, chutes, etc. in and around the Arena when you are finished.

6.3. Livestock Chute/Pens:

There is one (1) return Chute at the Arena. There are three (3) holding Pens at the Arena. Chute/Pens are designed to hold up to ten (10) animals each for events such as but not limited to roping, sorting and penning. Each Lot can rent the Chute/Pens for free for no more than two (2) consecutive days. The Chute/Pens can be rented for up to 5 days at a rate of \$15 USD per day. It is the renter's responsibility to provide water and/or food to animals kept in the Livestock Chute/Pens.

6.3.A. The Livestock Chute/Pens are for short-term use only.

6.3.B. Livestock kept in the Chute/Pens are required to be removed promptly upon completion of the event and/or rental period.

6.3.C. Rent Livestock Chute/Pens: To rent one or all of the livestock chute/pens please contact a member of the board.

6.3.D. Livestock Chute/Pen Rental Form: (add link) GHROA.net

6.4. Horse Pipe Corrals:

The Horse Pipe Corrals are designed to hold horses. Each Lot can rent the Horse Pipe Corrals for no more than two (2) consecutive days. The horse pipe corrals can be rented for up to five (5) days at a rate of \$15 USD per day. It is the renter's responsibility to provide water and/or food to horses kept in the Horse Pipe Corrals.

6.4.A. The Horse Pipe Corrals are for short-term use only.

6.4.B. Horses kept in the pipe corrals are required to be removed promptly upon completion of the event and/or rental period.

6.4.C. Rent Horse Pipe Corrals:

To rent the Horse Pipe Corral please contact a member of the board.

6.4.D. Horse Pipe Corral Rental Form: TO COME

6.5. Schedule/Reserve the Arena:

To schedule/reserve the Arena for a “specific use” exceeding three (3) consecutive hours please contact a member of the Arena committee. Also see: 6.8 and 6.8.A

Schedule definition: a specific use for the Arena has been requested; it is open to all members, member guests, and tenants that wish to participate.

Reserve definition: a specific use for the Arena has been requested; it is closed.

6.5.A. Arena Scheduling/Reservation Form: GHROA.net or arena form link

6.5.B. No Lot can schedule/reserve the Arena more than one Saturday or Sunday and/or twice in a 30-day period.

6.6. Alcohol/Smoking:

6.6.A. Horseman’s Ranch Community Center and Bridle Paths/Trails are smoke free areas.

6.6.B. Alcoholic beverages in glass containers are not permitted on GHROA Common Property with the exception of “social events.”

6.6.B.1. Social Events. Social events include but are not limited to Community sponsored social events and Member sponsored social events.

6.7. Personal Items/Trash:

All personal items you bring to the Arena, Livestock Chute/Pens, Horse Pipe Corrals, and Bridle Path/Trails including but not limited to trash, lawn furniture, ropes, tack, etc. must be removed.

6.8. Motorized Vehicles:

Motorized vehicles are not allowed in the Arena or on the Bridle Path/Trails with the exception of those used for construction, maintenance, repair, and “specific use.”

6.8.A. “SPECIFIC USE”. The use of motorized vehicles for a specific use or discipline requires approval by the Board. Please have this information available when scheduling the Arena and/or Bridle Paths/Trails if applicable. (See 6.5.)

6.9. Practice Equipment:

GHROA has practice equipment stored at the arena for use by Members, Member Guests, and Tenants including three (3) blue barrel, one (1) pink mounting block, six (6) pole bending poles, and a mechanical chute for roping.

6.9.A. Setting up a pattern or use of the arena practice equipment requires you to return the equipment to its proper storage location when you are finished.

6.9.B. Damaged equipment needs to be reported to a member of the board as soon as possible. You are required to replace or repair any/all equipment damaged during your use.

6.10. Arena Heavy Equipment: Tractor/Groomer/Watering System:
To operate the Heavy Equipment owned by GHROA you must be approved by the Board. GHROA Heavy Equipment is not for rent, hire, loan, and/or personal use with the exception of an “EMERGENCY.” A logbook will be kept of the hours on the tractor. Approved users must log in and out the hours and the type of use.

6.10.A. “EMERGENCY” Use of the Tractor for emergencies such as wildfires, animals/people in extreme danger is permitted.

7. Trailer Park/RV Hook-Up Spaces:

7.1. Rates & Reservations:
The Trailer Park and RV Hook-Up Spaces are for Members, Member Guests, and Tenants. Each Lot will have five (5) free days of RV Hook-Up Space to use per calendar year. Unused days do not carry over to the next year. Additional days can be reserved for \$15.00 USD per day and cannot exceed ten (10) consecutive days per quarter of each calendar year (including free days) with the exception of “EXTENDED STAYS.”

7.1.A. EXTENDED STAYS. Members/Tenants can reserve a space in the Trailer Park or RV Hook-Up for periods of time that exceed ten (10) consecutive days.

7.1.B. Trailer Park/RV Hook-Up Extended Stay Form/Standard Form: GHROA.net (Form to come)

7.2. Generators:
Generators are allowed between 8:00 a.m. and 8:00 p.m. or any time during a power outage.

7.3. Water Hook-ups:
Temperatures falling below 40 degrees require heated water hoses.

7.4. Parking:

7.4.A. No parking on the grass.

7.4.B. Each Trailer Park/RV Hook-Up Space is limited to one RV and two operable vehicles.

7.4.C. Storage of vehicles, box trucks, storage containers, trailers, boats, additional RVs, etc. are not permitted.

7.5. Campfires / Open Fire:

No campfires and/or open fires are allowed on any of the common property with the exception of outdoor cooking/grilling.

7.6. Trash:

The Member/Tenant who reserves the Trailer Park/RV Hook-Up Space is responsible for the removal of trash.

7.7. Pets:

Pets staying with their Members/Owners/Tenant at the Trailer Park/RV Hook-Up must be contained in a kennel or on a leash at all times.

7.8. Vehicle Maintenance:

Vehicle maintenance, such as oil changes, significant engine/transmission repairs, and/or any other major maintenance etc., is not allowed in the Trailer Park, RV Hook-Up, and/or in any other Common Area.

7.9. Sewer Dumping:

Sewer dumping at Trailer Park/RV Hook-Up Sites is available to Members, Member Guests, and Tenants. Sewer dumping is only available when there is an open RV Hook-Up Space. Sewer dumping costs \$5.00 USD per dump.

8. Community Center:

The Community Center is for Members, Member Guests, and Tenants. Non-Members are not permitted to use the Community Center unless they are accompanied by a Member/Tenant.

8.1. To reserve the Community Center contact a member of the Board.

8.2. Community Center Reservation Form: GHROA.net. (Form to come)

8.3. Exercise equipment located in the Community Center is for Members, Member Guests, and Tenants.

8.4. The Community Center is a smoke free area.

9. Tenants:

Tenants that are renting a dwelling within the Community will have full use of all Common Area Amenities such as but not limited to Arena, Community Center, Trailer Park/RV Hook-Up Spaces, Bridle Path/Trails, etc. Tenants are required to abide by all Horseman's Ranch governing documents, local, state, and federal laws.

10. Trash:

Members, Member Guests and Tenants are responsible for removing any and all trash generated in the Common Area while in their use.

11. Response Time:

The Board and/or committee members are required to respond to individual form submittal(s) within 2 calendar days of the request date. If you do not receive an answer please resend to another member of the board.

12. General:

Horseman's Ranch subdivision was specifically designed for Members whose principal interest is to reside in a community dedicated to horses/livestock and an equestrian lifestyle.

- 12.1.** Respectful behavior toward others, their livestock, and their property is required.
- 12.2.** HOA Member meetings cannot be interrupted by the activities of the Members in the audience.
- 12.3.** Controlled Burns are permitted throughout the Community. It is a requirement that all controlled burns be in compliance with any applicable local, state and federal laws.
- 12.4.** Maintenance of community owned vehicles and equipment is permitted in Common Areas.
- 12.5.** No Member, Member Guest, and/or Tenant shall have the exclusive right to use any and/or all of the Common Property/Amenities.