



Boarding Agreement

Agreement for boarding horse(s) between _____, herein referred to as "Owner," and K-Brooke Enterprises, Inc., tenants by entirety, stated above doing business as Barberry Farm, herein referred to as "Barberry Farm," Sewickley Heights, PA. Owner stated above and Barberry Farm agree that the horse(s) identified in Appendix 1, attached hereto, shall be boarded and cared for at Barberry Farm and are subject to the following terms and conditions:

The board for each horse shall be \$_____ per month. For all boarding periods less than one month, the board for each horse will be \$_____ per day. Upon arrival, Owner agrees to pay the required security deposit equal to one month's board, which will be returned at termination of contract, subtracting any damages all horses listed in Appendix 1 may cause. Owner agrees that Barberry Farm holds the right to terminate this contract for any reason effective immediately.

Owner specifically releases and holds harmless Barberry Farm, its employees, its owners, and agents when it comes to any injury or damage that may arise from boarding their horse(s) at Barberry Farm, whether such injury or damage arises from acts of negligence or otherwise.

Owner hereby agrees to indemnify and hold harmless Barberry Farm with respect to all claims or liability for personal injury, property damage, and all other injury or damage arising in any way from boarding of horses at Barberry Farm.

If any horse becomes ill, Barberry Farm shall promptly contact the Owner at the telephone number listed in Appendix 1. Once contacted, if the Owner does not immediately inform Barberry Farm of the necessary measures which the Owner wishes to be taken, or if the horse's health requires emergency actions before the Owner can be contacted, Barberry Farm shall have the right, at its own discretion, to engage the services of a veterinarian, or to arrange for or to provide other necessary care. Owner agrees to promptly pay all costs and expenses incurred by Barberry Farm in arranging or providing such care.

Boarding fees for each month are due and payable without the submission of a bill or invoice to the Owner, on or before the 1st day of the month. Boarding fees not received by the first day of the following month will be charged a 10% late fee. The Owner agrees to all charges for veterinary, farrier, special care, and all other services. The Owner agrees that such charges shall be billed to the Owner and will be paid within 10 days of receipt by the Owner. Overdue accounts will receive a 30-day notice of contract termination.

The owner hereby grants Barberry Farm a security interest in all horses listed in Appendix 1 to secure for payment of all fees and charges provided by this agreement.

Owner Signature and Date

Barberry Farm Signature and Date



Boarding Agreement Appendix 1

Owner Name:

Address:

Phone(s):

Email Address:

Emergency Contact for Rider:

Veterinarian Name and Phone:

Farrier Name and Phone:

Trainer:

Other Specialist:

Owner has read Barberry Farm policies and rules, and all terms and conditions of this agreement shall be binding on all heirs, administrators, and assigns of Owner and Barberry Farm.

Owner Signature and Date

Barberry Farm Signature and Date



Horse Information

Horse's Name, Breed, DOB and Sex: _____

Current Type and Quantity of Feed: _____

Does your horse require any supplements or medications? If yes, please include the type and dosage: _____

Current Turnout: _____

Does your horse get along well with other horses? Are there certain types of horses your horse does NOT get along with? _____

Is your horse accustomed to eating grass or have any known issues with digesting grass? _____

Does your horse have any known allergies or problem foods? _____

Does your horse have a history of behavioral issues like cribbing, biting, kicking, food aggression, etc.? _____

Does your horse require specialized equipment such as bell boots, cribbing strap, leg wraps, etc.? _____

Does your horse cross-tie? _____

Stand for farrier/vet? _____

Does your horse require any other special care in consideration of illness, injury, age, diet, anxiety? _____

Date of most recent vaccinations: _____ Date of last Coggins test: _____

Before your horse arrives at Barberry, you must provide copies of a current health certificate, shot records, and a negative Coggins test.



Fees and Inclusions

Board Fees:

- SECURITY DEPOSIT – A deposit equal to one month's board is due at the time of your horse's arrival at Barberry Farm. This deposit will be returned at the termination of your contract, minus the cost of damages or incidentals.
- BOARD - Monthly board varies by barn. Your rate is \$ _____/month or \$ _____/ day for those periods less than one month. Board is due by the 1st of every month. Checks received after the 1st of the following month will incur a 10% late fee. Checks can be placed in the lockbox at the indoor barn or the lock box in the office. They may also be mailed to: 286 Barberry Rd., Sewickley, PA, 15143.
 1. Board includes blanketing at Barberry Farm. You may opt out of this service if desired. If you do not opt out, horses will be blanketed at the discretion of Barberry Farm staff in accordance with the weather forecast. Staff can only change blankets at mealtimes and is unable to change them in the field. If you forego this service, you are responsible for changing your horse's blanket. However, we will notify you if we feel your choices could be a detriment to your horse's health; in any instance when staff feels your choices pose a severe safety risk, we will change the blanket.
 2. Board also includes laundry service. Staff can wash all blankets, saddle pads and leg wraps upon request. There may be some items we are unable to wash due to wear and tear on our machines. Turn-around time depends on workload at any given time and cannot be guaranteed but we try for the fastest service possible.
 3. Board also includes the administration of specialty care items such as fly masks, Velcro bell boots, and fly spray. Some items may incur a fee and that would be discussed with you and management. We reserve the right to refuse the application of certain equipment.

Owner Initials: _____



Boarding Policies

- All new boarders must provide a check equal to one month's board, plus a security deposit, no later than the time of their horse's arrival at Barberry Farm. For those periods less than one month, the total due for the first month's board will be a prorated amount based on the per diem rate.
- Horses cannot be shipped to Barberry Farm until management has copies of the health certificate, shot records, negative Coggins test, and any pertinent ownership documentation.
- All new boarders and their horses will be required to observe a two-week trial period. During this time, you and Barberry Farm will determine whether our facility is an appropriate fit for you and your horse. There will be no exceptions to this trial period.
- Barberry Farm holds the right to terminate any boarding contract at any time. Reasons for contract termination may include, but are not limited to: risk of communicable equine disease, failure to pay board in a timely manner, repeated disrespect shown to other boarders or employees, theft, damage to farm property or other boarder's belongings, horse ownership disputes, failure to follow rules or policies, etc. If your contract is terminated by Barberry Farm, you will be notified and asked to make immediate arrangements for the removal of your horse and belongings from farm property.
- You are responsible for all bills pertaining to your horse, including fees for veterinary or farrier visits, and costs relating to any other equine service such as chiropractic, dental, acupuncture, etc. Failure to remain current on these bills may result in contract termination.
- You may select a vet, farrier, or other specialist of your choice. However, Barberry Farm does reserve the right to terminate our relationship with outside service providers for any reason and may prohibit their use of our facility. Allegheny Equine is strongly recommended as your veterinary service provider due to their consistent treatment plan communication and emergency response.
- Your horse's health is our primary concern. If you notice a problem with your horse, or any other horse on the property, please bring it to staff's attention immediately. Under no circumstances should you contact another horse's owner or service provider without first consulting staff.
- You are responsible for keeping staff informed of any medical issues relating to your horse, or any special instructions as recommended by your veterinarian.
- Barberry Farm reserves the right to recommend care according to our knowledge of best practices or based on our communications with your veterinarian. In some circumstances, deviation from the recommended course of care is a conflict of interest and may result in termination of your board contract.

Owner Initials: _____



Turnout Policies

- For the health of the horses, Barberry Farm believes in pasture turnout as much as possible. Weather permitting, horses without medical restrictions may be turned out for over several consecutive days, during which grain meals, medications and special care remain consistent.
- Our turnout schedule is posted daily on our TeamReach App. You will be provided with a link and instructions.
- Horses must wear halters at all times during turnout. Padded halters are recommended if needed.
- During cold weather months, horses are generally on a day turnout schedule from approximately 7am to 3pm. In summer months, we observe night turnout from approximately 2pm to 8am to limit exposure to extreme heat. In mild weather, horses may be outside for several days and during harsh or inappropriate weather horses may remain in the barns for several days at a time.
- The transition to and from night turnout will be done at the discretion of staff based on forecasted weather.
- Possible concerns prohibiting turnout include but are not limited to: extreme temperatures, likelihood of thunder/lightning, muddy or icy conditions, intolerance to fertilizers, or any other circumstance that the farm's owner or employees feel could risk the safety or well-being of the horses. **To board at Barberry Farm, you must comply with the staff's decision regarding the turnout schedule and policies.**
- In most cases, staff can leave horses in for professional appointments with vets, farriers, or other specialists. In some cases, staff can bring horses in for these appointments. Staff cannot bring horses in for hunting, riding or riding instruction. That is the responsibility of the rider.

Care Policies:

- It is important that the employees of Barberry Farm monitor your horse's eating habits. DO NOT feed your own horse during AM or PM feed times.
- Feed bins and charts are accessible to staff only. Please discuss any desired changes with a member of the management team.
- It is important not to overfeed, and for staff to observe how much your horse typically eats. DO NOT throw extra hay in stalls or pastures.

Owner Initials: _____



- Haylofts and hay storage areas are accessible to employees only.
- Although staff can include supplements in your horse's feed, we ask that if you give two or more supplements that you package them into easily administered doses for the employees.
- Please help staff to monitor your horse for injuries, illness, and ticks. Some of these issues are not easily observable in our daily interactions that do not include grooming.

Horse and Rider Policies:

- Riding is at your own risk. We strongly recommend the use of a riding helmet and appropriate footwear.
- The parent or guardian of any minor who rides or works with an Owner's horse assumes the risk of any injury to said minor and further agrees to indemnify and hold harmless Barberry Farm and its owners against any claim made by or on behalf of said minor.
- All boarders are responsible for their own equipment. Please keep all belongings clean and orderly.
- Tack rooms and breezeways are a shared space. They must be kept clean and organized at all times. Your allotted storage space varies by barn and cannot be exceeded.
- This is a private facility, so visitors must be limited. All visitors must be accompanied by a boarder at all times, with the exception of trainers or leaseholders. Visiting riders must sign a waiver prior to their initial visit. Please request waivers accordingly.
- All boarders and visitors must observe basic horse safety rules.
- Please consult and respect the indoor and outdoor riding arena schedules for private instruction, available on our TeamUp app. The arenas are a shared space and cannot be reserved for exclusive use. However, we do ask that only one trainer is present in either arena at a given time.
- Boarders must clean up after themselves and their horses in all common areas, wash stalls and breezeways.
- Horses who do not live at Barberry are not permitted on the property without permission of the Barberry management team. Horses who are approved to visit must have health documentation to ensure they comply with standard biosecurity measures.
- Only horses who live at Barberry are permitted to use our indoor and outdoor riding rings.



Facility Rules:

- We ask that all lights are out and the premises are vacated no later than 10pm each night. We observe quiet time from 10pm to 7am. During this time, training, lessons or disturbing noise of any kind is discouraged.
- Please be mindful and shut all doors, gates, and stall doors behind you.
- For the safety of the horses, smoking and other open flames are NOT permitted in any building on the farm property.
- Please turn off lights after using bathrooms, tack rooms, barns, and the indoor arena.
- When parking your vehicle, please do not block any doors or driveways.
- Vehicles parked in a way that blocks farm equipment or interferes with farm operations may need to be moved while you are riding. Please leave your keys inside your vehicle.
- Please avoid driving in or parking on grass.
- For the safety and comfort of all, dogs are no longer permitted on farm property.

Communication Policies:

- Any concerns or requests regarding your horse's care must be directed to a Chelsea or Kirsten using TeamReach. Please try to avoid directing non-emergency related details directly to the staff directly. It is helpful to have requests and special needs in writing.
- Staff is not permitted to share their personal phone numbers with boarders at the farm. You must contact Barberry Farm using TeamReach only.

Travel Policies:

- If your horse will be leaving the property for an overnight stay, please inform us at least 72 hours prior to when you plan to leave. Please include estimated departure and return times to help us plan mealtimes accordingly.
- If you would like Barberry to provide hay for your trip, staff will help determine how many bales you may need and they will be left for you at your loading location. We will also prepare your horses grain meals with supplements and medication and instructions per meal for your convenience.

Owner Initials: _____



Information for Trainers

- As a trainer on Barberry Farm, you can give any boarder of Barberry Farm a lesson at any time, provided another trainer has not already reserved the lesson space. You may access the lesson schedule through the TeamUp app. Please do not edit the lesson schedule, as it is the responsibility of the boarder to do so.
- Selecting a time will assure you are the only trainer giving a lesson at that time. However, any boarders that wish to ride in the ring while you are giving a lesson may do so. The ring is not reserved as a private space. To avoid heavy traffic, we ask that you schedule no more than two riders per hour.
- Trainers may only give lessons to boarders at Barberry Farm.
- Failure to comply with Barberry Farm policies may result in loss of teaching privileges at this facility. Copies of our policies are available upon request.

We appreciate your understanding and hope you will accommodate our need for order at the farm. Thank you for helping our boarders enhance their riding experience.

If you have any concerns, please contact Kirsten at 412-953-8784

Trainer Signature and Date

Barberry Farm Signature and Date



Riding/Training Waiver
for a Non-Boarder of Barberry Farm

Date: _____

I, _____, am riding the following horse(s),

for the following owner, _____ stabled at Barberry Farm.

I, _____, have read the contract and policies for Barberry Farm and understand the conditions as if I were a current boarder. I agree to the rules and policies of the farm and agree to uphold the terms placed on me while riding on Barberry Farm property. I agree that Barberry Farm is not responsible for any injury to me or damage to my property while I am riding on Barberry Farm property. On behalf of myself, my heirs and assigns, I further agree to indemnify and hold harmless Barberry Farm and its employees and owners for any claims made by myself, my heirs or assigns for any injuries to myself or my child or any child under my care or to my property while on the premises. I agree to limitations placed on me while I am around all horses boarded at Barberry Farm.

I have spoken with the owner of the horse(s) listed above and have a separate agreement with them as to what exercise/lesson plan the horse will need, and what should happen if their horse becomes injured while I am riding or caring for the horse.

Signing below indicates my agreement to these terms and conditions from Barberry Farm, and my agreement to follow farm policies.

Rider Signature

Parent/Guardian if under 18

Horse Owner Signature

Barberry Farm Signature