

**REGULATION REGARDING THE BOARDING OF HORSES
ON SINGLE FAMILY LOTS AND THE USE OF HORSES WITHIN BEAVER CREEK**

Revised and Adopted June 27, 2024.

1. Pursuant to Section 7.9 of the Amended and Restated General Declaration, and subject to the regulations set forth below, not more than two horses may be permanently stabled, and not more than three horses may be temporarily stabled for a period not to exceed 30 consecutive days, between May 1 and November 1 of each year on each of the following lots:

- Borders, Tract H, Block 3: Lots 9, 10
- Borders, Tract H, Block 4: Lots 1, 2, 3, 4, 5, 6, 10, 11, 12, 13
- Holden Road, Tract J, Block 2: Lots 23, 24, 25, 27, 28, 29, 30, 31, 33
- Wayne Creek, Tract J, Block 1: Lots 13, 14

Horses shall be restricted from all other single-family lots.

2. The owner of any lot upon which a horse is being boarded (the "Owner") shall be subject to the following regulations:
 - a. Each horse must be stabled in a structure and/or corral which has been approved by the Beaver Creek Design Review Board in accordance with Design Regulations from time to time established by the Design Review Board regarding such stables or regarding structures generally;
 - b. The stables must be maintained in a clean condition that does not unduly interfere with the use and enjoyment of any adjoining land;
 - c. Each horse must remain within a fenced area on the Owner's land except at such time as it may be under the direct control of the Owner or someone authorized by the Owner to take the horse off the Owner's lot;
 - d. Whenever the horse is taken from the Owner's lot, and as long as the horse is within the Beaver Creek Subdivision, it must remain on an area designated on the Beaver Creek Subdivision plats as an "Equestrian Easement" or such unimproved "Open Space Recreation" land as may be reasonably necessary to obtain access to Forest Service or Bureau of Land Management Land, or on the Beaver Creek road system.
 - e. The horses must be kept in a clean, well-fed and healthy manner and in accordance with all applicable governmental regulations.
 - f. No person shall allow manure to be deposited on any property other than that of the Owner.

- g. Notwithstanding paragraph 2(f), it shall be the responsibility of the Owner to remove any manure deposited by their horse on property other than that of the Owner and an Owner shall, upon written demand, reimburse the Resort Company for any and all expenses incurred as a result of any person's failure to comply with paragraph 2(f).
- 3. Enforcement, Violations, Penalties and Appeal.
 - a. This Regulation shall be enforced by the Beaver Creek Resort Company, the Beaver Creek Resort Company Security Department, or the Beaver Creek Design Review Board, or any authorized agent of the foregoing.
 - b. A violation of this Regulation shall be considered a violation of the Beaver Creek Resort Company of Colorado Standard Policies and Procedures (the “Standard Procedures”). Fines for all other violations shall be as provided for in Article IV. D. of the Standard Procedures.
 - c. In addition to the fines specified above, the Resort Company may revoke the authority of any Owner to keep any horse on his lot. Such revocation applies only to current owner, owner's spouse or direct descendants and not subsequent purchasers.
 - d. Any request for a hearing or a hearing shall be requested and administered in accordance with Article IV. of the Standard Procedures.
 - e. All decisions made in accordance with Article IV. of the Standard Procedures shall be final.
- 4. The Resort Company shall not amend this regulation in a fashion which would unreasonably alter the rights of owners to enjoy equestrian activities substantially in accordance with these regulations.