

# ELDORADO COMMUNITY STABLES

## LIST OF BARN\$ FOR SALE/SHARE

As of September 15, 2023

- Any property owner in the ECIA may purchase a barn that is available for sale.
- Any ECIA resident can make arrangements to share a barn with those barn owners interested in sharing.
- Contact barn owners for prices and to visit the barns.
- Barn sharers may not charge rent as this is not a commercial facility. Upkeep, repairs and other shared and negotiated expenses are acceptable.

### BARN\$ FOR SALE:

Barn Number	Owner/Seller	Contact Information

### BARN\$ AVAILABLE FOR SHARE:

Barn Number	Owner	Contact Information

As of this date, no barns are available for sale or sharing. According to Article X Section A of the Stable Rules, the ECIA General Manager will keep a waiting list of Eldorado homeowners in good standing wishing to purchase a barn space as one becomes available. If you'd like to be added to the waiting list and notified as soon as a barn become available to buy or share, please contact the ECIA office at [gm@eldoradosf.org](mailto:gm@eldoradosf.org).

- **Want more information?** The Stable Amenity Rules and Charter are available on the ECIA website at <http://eldoradosf.org/Amenities/stables.html>.
- If you would like a tour of the Stable Amenity, please contact the ECIA office for the contact information of the current chair of the Eldorado Stable Committee. Thank you for your interest in the Eldorado Stables.

# **Eldorado Community Stables Amenity FAQs for Realtors & New Home Buyers**

- **Can I board my horse at the Eldorado Community Stables?** No, this is not a commercial boarding facility. You may buy a barn if you are a property owner in Eldorado, or you may make arrangements to share a barn if you are an Eldorado resident. All barns are individually owned and maintained by Eldorado lot owners.
- **What does it cost to buy a barn?** Each barn is unique, with different sizes, features and construction. Prices vary and are set by barn owners. Please contact individual barn owners for their sale prices.
- **Who takes care of the horses and the grounds?** Barn owners and sharers are responsible for the care of their equines and maintaining their barns and corrals, including mucking and feeding. Some owners privately hire people to feed and muck for their equines. The ECIA owns and is responsible for maintenance of the Stable common areas, such as harrowing arenas, maintaining roads and weed abatement.
- **What amenities are available?** Stable common areas include three arenas, one of which allows turnout; two round pens; a trail course, and horse trailer parking. Nearby are extensive trails that do not require a trailer, including our neighbors to the south, the Eldorado Preserve and Greenbelts, the Santa Fe Rail Trail and the Galisteo Basin. With a trailer, the possibilities for riding are almost endless.
- **What does it cost to keep a horse at the Eldorado Stables?** The amount varies every year based on shared costs among barn owners and the number of equines in each individual stable. For example, in 2023 a barn owner with one horse will pay about \$750 per year in reimbursed fees and costs to the ECIA. This includes, property taxes, manure removal, the fly predator program, metered water use, and a reserve contribution for water meters. Barn owners buy their own feed, and must carry equine activities liability insurance.
- **How can I buy a barn?** Contact the ECIA office first! Barn purchases must be approved by the ECIA to confirm that the new buyer is a member in good standing. To protect new buyers, the ECIA requires pending barn sellers to settle all outstanding stable bills and ensure that current architectural rule violations are made know to the buyer and are being addressed, either by the buyer or seller.
- AFTER ECIA approval, the seller can give the buyer a bill of sale.