

Final Recommendation from the ESC Regarding Dogs at the Stable Amenity  
Version dated March 11, 2024

Dogs and community visitors are welcome at the Eldorado Stables. Dogs must be leashed at all times in the stable arroyo, the four main roads, the common areas maintained by the ECIA, including in and around the arenas and the round pens. The only exception is in the corrals of individual barn owners where dogs may be unleashed when accompanied by their owners. The barn owner is responsible for ensuring that an unleashed dog does not wander out of the corral. If an unleashed dog escapes a corral, the owner is in violation of the rules requiring leashed dogs at the stables.

New Policy: Safety at the Stables

Rules can only do so much to ensure safety when engaging in equine activities. Safety at the Eldorado Stables requires consideration of and communication with your neighbors and any visitors. If you feel that someone's actions are putting you at risk of harm, please take responsibility for your own safety and speak up. This includes all who are welcome to enjoy our amenity. Likewise, as horse people, we are all invested in the safety of others at the stables.

Discussion for Dog Policy Recommendations for ECIA review

- Based on discussions at the open meeting with Board members present, leashed dogs in the stable arroyo would be consistent with other ECIA dog policies.
  - Per the open meeting, the ESC will advise the ECIA on signage in the arroyo regarding trail etiquette with horses and walkers.
  - Signage within the fenced area of the amenity already reminds all that horses have the right-of-way.
- The ESC recommends that dogs may be unleashed in individual corrals, following the support to continue this long-standing practice (Survey results were 68% in favor of this proposal with 32% against.)
  - The status of land contained within corrals is not clear.
  - While the ECIA owns the amenity, no one may enter individual corrals, including ECIA representatives during bi-annual inspections or fly predator distributors. The only exception is in case of an emergency.
  - Usage requires barn owners, and not ECIA staff, to care for this space with regular mucking and maintenance. This is different from regular staff maintenance elsewhere in the common or public areas of the amenity.
  - The ECIA is a non-profit and so does not pay taxes on any land in the stable amenity, including in corrals. The ECIA is billed for taxes on the

barn structures which barn owners reimburse to the ECIA. This is the same with water, manure and fly predator billing.

- o The ESC learned that the status of the land contained within the corrals is best described as similar to “limited common elements” in condos. That is, like property owned and regulated by the association, but where the unit owner is allowed to exclude others and have exclusive use of the area.
  - o The barn owner is responsible for ensuring that an unleashed dog does not wander out of their corral. If an unleashed dog escapes a corral, the owner is in violation of the rules requiring leashed dogs at the stables.
- New Policy: Safety at the Stables
    - o This also per the results of the survey from the stable community. Please see link:  
<https://www.jotform.com/report/24018469195406019>