



21290 Schullley Road, Noblesville, IN 46062

Tiffany@LakesideEquineEstate.com

317-606-0367

Our commitment to provide the highest quality of care for the animals in our facility and a safe environment, is evident in our day-to-day business practices. Under no circumstances will we jeopardize our standards or reputation. To establish a professional environment, we hold our staff and clients accountable for their behavior and actions. **Lakeside Equine Estate understands that our business practices may not be a good fit for everyone that submits an inquiry about participating at our facility in any capacity.** This is why we require all inquiries to complete the necessary paperwork and schedule a meet & greet/barn tour.

Our mission is to be the premier equine facility in Hamilton County. We strive to provide an elevated level of care for the horses that owners entrust us with. What this means to you, as an owner, is that we will not sacrifice, under any circumstances, the quality of our feed, the working environment of our staff, the cleanliness of our facility, or the mental health of our animals. Our daily process is founded on years of personal knowledge, experience, and scientific research from multiple professionals.

Our facility includes 16 stalls in our main barn and 11 stalls in our back barn. The main barn does have a bathroom available, open to the public. The main barn, located near the front of our property, is booked on a first come, first serve basis. Once the main barn is fully booked, the back barn will be filled. If a horse moves out of the main barn, boarders in the back barn are given priority to move into the larger barn first, before contacting anyone on our waiting list. There may be times when maintenance will require us to temporarily move horses around. All owners will be notified electronically in writing prior to any movement. Lakeside Equine Estate will make every effort to provide communication in advance; with the understanding, that emergency maintenance, may not always allow advanced notice.

Our indoor and outdoor arenas are being improved in March-April 2024, subject to weather. The arenas will be leveled and filled with a sand base. Our staff will be responsible for the care and prep of our arenas. We require our trainers/teachers/owners/boarders/students to pick up after themselves, including tack, manure, training equipment, etc. This also includes returning jumps and ground poles to the designated areas on a regular basis so that the arenas can be cared for properly.

Additionally, our fencing is being painted Summer 2024. This may cause some interruptions in turnout. We will do our best to communicate those dates and thank our boarders in advance for their patience and understanding. Staff may lounge horses by request for exercise if turn out is temporarily unavailable.

Planned Improvement Projects:

- All fence painted Summer 2024
- Breezeway/Concrete path construction between main barn and indoor arena Winter/Spring 2024
- Indoor arena to be scraped, leveled, and filled with sand Winter/Spring 2024
- All birds will be removed through an exterminator March/April 2024
- Back barn to potentially have isle concreted, stalls reconfigured, doors maintained, stalls filled with lime and releveled, wood repairs, spigot replaced, and new mats installed March 2024
- Main barn is having LEDs in stalls installed, professionally power washed, maintenance items taken care of, many mats replaced, cross ties replaced, etc. April 2024



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- Outdoor arena to have some trees removed and fencing installed all the way around Winter/Spring 2024
- Potential wash rack installed by outdoor arena Spring 2024
- Entry gates to become electric TBD
- All pastures to be slit and seeded Spring 2024
- All gates to be repairs and leveled April 2024

Our standard office hours are Monday through Friday 9-3. All emails and phone calls will be answered in the order they are received, during normal business hours. Our office is only to be used by the owners and staff. No students, parents, outside trainers, and/or boarders are to use our office space for any reason. **Our lesson students and boarders are permitted on the property between the hours of 8 am and 9 pm.** If an owner needs access to the property outside of these normal hours of operation, please seek prior approval and we will do our best to accommodate those requests. **Additionally, no boarders/owners/students under the age of 13 are allowed on the property without an accompanying adult for safety reasons at any time unless prior approval has been obtained in advance.**

Trailer parking is available but limited. Not every boarder will be able to store their personal trailer on the premises. Lakeside Equine Estate does not provide any security or insurance on any personal trailers parked on our property. The owner of the trailer is responsible for all insurance, including weather related or an "Act of God" event. Lakeside Equine Estate is not liable for any damage that may occur on our property while parked or in motion. If an owner damages any property owned by Lakeside Equine Estate or any other person, the owner of the trailer will be responsible for the cost of repairs; including but not limited to, gutters, fencing, a parked car, building, etc.

Our facilities and arenas have video surveillance cameras. These are active to protect our property, equipment, and your horse. Lakeside Equine Estate reserves the right to use any photography/videography for conflict resolution, liability claims, and marketing. It is noted, that in the event a photographer/videographer is scheduled for marketing purposes, management will send out a notification. This will most likely occur monthly beginning in May 2024. **All boarders/participants/students must sign a video/image release agreement.**

All boarders are required to partake in one lesson per month. A lesson may be booked with our staff for \$50/hour or individuals may bring in an outside trainer and schedule private arena time. If an owner is bringing in a trainer, a fee of \$25 per hour, per participant, is required at booking and the trainer must fill out paperwork to be on file in the office. Outside trainers must submit the required forms and provide proof of liability insurance. If a boarder does not schedule a lesson for the month, a \$25 charge will be included on the monthly invoice.

All staff will be easily identified by wearing a uniform shirt and/or coat. All outside students will be easily identified by wearing a required uniform shirt. These uniforms are provided by and a requirement of Lakeside Equine Estate. This is to help with awareness between our commercial lesson students, parents, staff, and boarders.



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Boarders, Trainers, and Owners are required to wear the proper clothing while on our property; including but not limited to, breeches or jeans, boots, shirts with sleeves, helmets, etc. This will be addressed further in the "Barn Rules" form.

In an effort to maintain a professional and cohesive environment, **Lakeside Equine Estate requires all new clients to pay an Equipment Fee and use some specific items. All horses on property are required to use our halters, lead ropes, one personal tack box, and bell boots. The fee for this is \$225.** Lakeside Equine will replace up to one halter & lead rope, as needed annually, with no additional cost to boarders in the event it is damaged/aged. If a horse is damaging their halter/lead items regularly, or the owner removes the item from the premises and does not return it, a \$75 charge will apply. If a halter leaves our facility, it is the owners responsibility to return it with the horse. This is a requirement of our facility and there will be no exceptions.

Additionally, all horses who are boarded will be required to choose from the following options.

Option A: Owners to provide their own blankets and sheets in the color BLACK only AND have their LAST NAME embroidered in the right, rear corners. We have a service that will embroider for \$30 per item. **Option B:** Lakeside Equine Estate will provide a black medium weight blanket, neck blanket, and a sheet for a fee of **\$175**. The blanket and sheets provided are the property of Lakeside Equine Estate and will be labeled with our logo. If your horse outgrows their blanket, a new one may be exchanged at no cost to the owner.

Every May (beginning 2025) all boarders will be billed and must pay a \$50 blanket cleaning and repair fee. For those opting for Option B, if your horse destroys a blanket beyond repair or normal wear/tear, a \$150 fee will be charged in the fall for a new one. The incidental cost will show on your invoice for the month and your card on file will automatically be charged unless other payment arrangements are made. If your horse outgrows their blanket, a new one may be exchanged at no cost to the owner.

Only the provided tack boxes are allowed in our isles and our tack boxes are to stay in their designated locations during normal operation hours. Tack boxes are allowed to leave the property for shows but must return with the horse. Private locks may be used. A copy of the key may be kept in the office as a suggestion, for in case of emergencies and/or loss.

Our boarding price is \$950/mo. We do not charge additional fees for individual turnout, administering supplements or medications, blanketing, additional bedding, hay surplus, etc. We do not charge extra for meeting with a vet or farrier during normal business hours which are 9-3, Monday through Friday. Please note, at this time, we are unsure if we have a person willing to administer Regu-mate. Supplements & medications are to be provided by the owner. **It is the owner's responsibility to provide the necessary supplies, communicate with the staff, and order refills.**



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Boarding Includes:

- One Stall per horse regardless of size. (Main Barn is first come, first serve)
- If an opening in the main barn becomes available, it will be offered to clients in the back barn first before going down the waitlist. *The only exception would be if the new horse coming in is not able to fit in the 10x10 stalls in the back barn and needs larger accommodations.
- A minimum of 4 inches of sawdust at all times.
- High Quality Alfalfa Mix Hay Fed 2x Daily.
- Grain Feed 2x Daily.
- Water Buckets Bleached Weekly.
- Daily stall cleaning.
- Regular turnout.
- Wormer is included in the boarding price. All horses will be put on the same schedule.
- Access to tack room, indoor arena, and outdoor arena.
- Access to viewing area.
- Access to wash racks.
- One halter and one lead provided.
- 1 pair of heavy-duty bell boots to be worn at all times. (Owner may opt out)
- Arenas worked regularly.
- There are no discounts or exceptions available for multiple horses.
- Access to Barn Manager App for invoices, updates, and scheduling.
- Access to barn washer/dryer upon request.

Weather permitting, all horses will be turned out individually (unless otherwise authorized for group turnout) for 1-2 hours daily. Night turn out may be available in the warmer months for select horses at the owner's request.

Additional Services Available:

- Hauling locally (price varies based on request)
- Grooming services (price varies based on request)
- Chiropractic Appointments (price varies with provider)
- Red Light Therapy, Icing, and MagnaWave (price varies based on interest)

Payments can be made by check or credit card. All credit card transactions will be charged an additional 3% to cover fees. Monthly Invoices will be sent out at the end of each month and all payments are due by the 7th. If a check is not turned in by the 7th, Lakeside Equine Estate will automatically charge the card on file, including the 3% fee. If no check is turned in, the credit card transaction cannot be completed, or a check is rejected due to insufficient funds, **Lakeside Equine Estate will charge a late fee of \$100 per day until the account is satisfied in full, including late fees incurred.** If payment falls 30 days behind, Lakeside Equine Estate reserves the right to retain all animals and personal property left at our facility and pursue legal action. This is our policy, and we will enforce it to protect our business.



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Shall a client wish to leave our facility, we must have this submitted in writing 30 days in advance. Boarders will be responsible to pay for the remaining 30 days, whether they choose to stay during that time or not. This allows us to have ample time to visit our waiting list and find a replacement for your stall.

Lakeside Equine Estate reserves the right to terminate a boarding contract at any time for any reason. Shall a boarder be asked to vacate our facility; a written notice will be given with 30 days to find an alternative place to take your horse and belongings. **Please note, we have a zero-tolerance policy when it comes to safety, conduct, and animal welfare.** Should a person be found in violation of our rules and policies, they will be asked to find another facility within 30 days with no grace period. All boarders/clients are held responsible for any outside guests that they may bring or invite onto our property.

The facility does allow boarders to reserve individual lesson time in hour increments. **Please note, that one of the arenas will be unavailable on Tuesdays and Thursdays from 4pm to 9pm for our commercial lesson program, some mornings for therapeutic riding lessons, and a few hours on the weekends subject to demand.** Lakeside Equine Estate will make every effort to keep one of the arenas available at all times for boarders/owners to ride at their leisure. There may be times when the facility will experience some overlap, or due to inclement weather, that arena availability may not be possible. The app will be the best place to see the schedule in real time. Additionally, please be aware that on Tuesdays and Thursdays there will likely be more people on the property, many of which are not familiar or experienced around horses. Boarders will need to be aware of their actions, behaviors, and/or language in the presence of children or outsiders. Please refer to the "Code of Conduct" portion of our barn rules.

Any damage caused to our buildings, fences, and/or personal property as a direct result of a person or specific horse's actions will be billed to the responsible persons. Please respect our property and help keep our facilities nice for years to come.

In the event of accident, illness, or injury, our staff are trained to act appropriately under the following guidelines. If time allows, our staff will contact the owner first, the preferred vet second, and your equine insurance carrier third. **It is the owner's responsibility to know the policies and requirements of their own specific equine insurance policy.** If we are unable to connect with the owner, Lakeside Equine Estate retains authorization to partner with a vet and move forward with treatment at the expense of the owner. **It is imperative that the question found on the "Horse Information Sheet" regarding your maximum medical expense is completed accurately and up to date, as we will reference that if you are unable to be reached in the moment and a decision must be made immediately.**

In order to reserve your place in our barn, the owner must return the following forms and attend a meet and greet/tour meeting at our facility. Once approved the owner will be notified. The owner then must submit the following forms no later than 10 days prior to arrival and/or notice of approval: A copy of the horse's registration papers, negative Coggins test results, recent health papers and up-to-date vaccine records. Your horse will also be photographed upon arrival for our records.



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Before your spot is reserved, the equipment fee (\$225 min.) and first month's board (\$950) must be submitted. A credit card is to be on file at all times. A checklist is provided below for reference:

<input type="checkbox"/>	Owner Information Sheet
<input type="checkbox"/>	Horse Information Sheet
<input type="checkbox"/>	Signed Boarding Agreement
<input type="checkbox"/>	Signed Financial Agreement
<input type="checkbox"/>	Signed Video/Image Release Agreement
<input type="checkbox"/>	Signed Liability Agreement
<input type="checkbox"/>	Lesson Agreement
<input type="checkbox"/>	Signed Barn Rules Sheet
<input type="checkbox"/>	Meet & Greet/Tour
<input type="checkbox"/>	Vet Records
<input type="checkbox"/>	Equipment Fee & 1 st Months Board
<input type="checkbox"/>	Automatic Payment Agreement

Please Note: If any of the information submitted on these forms changes, it is the responsibility of the owner/boarder to update the office. Changes need to be submitted in writing.

Additional copies of the paperwork can be requested by email. Forms are to be completed and submitted one of the following ways:

By Email: Tiffany@LakesideEquineEstate.com

By USPS:

Attn: Tiffany L. Lunsford
Lakeside Equine Estate
5924 Darby Circle
Noblesville, IN 46062

At the facility: A folder will be kept in the back barn where papers can be left and the owner will collect them daily from February-March. After that, forms can be dropped off at the office during normal business hours.

Once your paperwork is received, our staff will reach out to you to schedule a time to meet at the property. If additional questions arise, please reach out to Tiffany with any questions or concerns at 317-606-0367 during our office hours.

For more information regarding our staff and programs at our facility, please visit our website periodically, as we will be adding more information soon. **Our website is scheduled to be active by February 21, 2024.**



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Owner Information

Date: _____

Name: _____

Address: _____

Phone Number: _____ Alt. Phone Number: _____

Email Address: _____

Place of Employment: _____

Additional Party Financially Responsible: _____

Emergency Contact Name: _____ Contact Phone Number: _____

Preferred Dr. Name: _____ Dr. Phone Number: _____

Any Medical Conditions Staff Should Know About? _____

Any Allergy Conditions? _____

Additional Riders: Name: _____

Age: _____

Level of Experience: _____

Name: _____

Age: _____

Level of Experience: _____

Trainer Information: Name: _____

Phone Number: _____

Address: _____

Brief Explanation of Horse Experience: _____

Brief Explanation of Show Experience: _____

Do you have any future goals/shows? _____

How often do you ride and/or visit the barn? _____



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Day/Time Requested for Meet & Greet/Tour: _____

How Did You Hear About Us? _____

Do you require trailer parking? Yes no *If yes, please include dimensions _____

Additional Comments/Information:

References: Name: _____ Phone Number: _____

Relationship to Owner: _____

Name: _____ Phone Number: _____

Relationship to Owner: _____

Name: _____ Phone Number: _____

Relationship to Owner: _____



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Which Best Describes Your Horse:

Pet Retired Competitive Lesson Horse Therapy Horse

Rate Your Horse's Temperament:

Scale 1-10 1 2 3 4 5 6 7 8 9 10
1:Calmest 10:Highest

Does Your Horse Stand for a Farrier?

Yes No

Does Your Horse Chew or Crib?

Yes No

Does Your Horse Have Insurance?

Yes No *If yes, please provide a copy of the policy.

Is Your Horse Known to Bite or Kick?

Yes No

Does Your Horse Load Easily?

Yes No

Please Explain Your Farrier Routine:

Please Provide Current Feeding Routine:

Please Provide Current Turnout Routine:

Any "Quirks" the staff should be aware of:

How often are you planning to show:



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Additional Services may be available depending on demand. Please answer the following questions honestly.

Are you interested in unlimited Red-Light Therapy for your horse for an additional \$200/mo? Yes No

Are you interested in weekly MagnaWave treatments for \$200/mo? Yes No

Are you interested in monthly chiropractic care? Yes No

Is this horse a lease? Yes No *If yes, please provide a copy of the lease agreement.

Are you looking for someone to half lease your horse? Yes No

Does your horse require a muzzle when turned out?* Yes No

*If yes, owners must provide.

Do you have any concerns regarding the care provided to your horse currently?

Please describe your expectations of the staff and facility.

Halter Size: Pony Standard Horse Large Horse

Blanket/Sheet Size: _____

In case of a medical emergency, what is the maximum dollar amount you are willing to spend for life saving procedures for your horse if we are unable to contact you immediately? _____

Any additional comments/information:

Current Location: _____