Tillamook County Fair Stall Rental Rates and Rules

GENERAL GUIDELINES FOR ALL STALL RENTERS: Facility hours are from 6am - 10pm, unless otherwise noted.

You are responsible for yourself and your guests. Anyone using facilities on the Fairgrounds does so at their own risk. Arenas and other facilities used by Lessee will have designated times set by Management. Monopolizing of facilities is not allowed by an individual group. Anyone caught damaging Fairgrounds property will be prosecuted. The entire Tillamook County Fair Grounds is non-smoking. Use of alcoholic beverages is prohibited on fairgrounds except by an authorized vendor at a scheduled licensed event. All horses/livestock must be removed from fairgrounds by June 30.

- 1. **Applicant:** All renters must apply for a stall, even previous renters. Subleasing of stalls or tack rooms is prohibited. No horse/livestock will be stalled without a completed agreement. All applicants must be at least 18 years of age.
- 2. Age: Anyone less than 16 years of age must be supervised by a parent or other responsible adult while on fair property.

a. _____ Initials Required.

- 3. Horse Stall Bedding: Fairgrounds will provide shavings for use when/if available. If you have your own bedding it must be stored in a tack room or stall. Bedding is not to be placed in front of stalls.
- 4. **Rental Rates:** All rates are to be pre-paid and due in advance on the 1st & before the 10th of every month. There will be NO EXCEPTIONS. A \$35.00 fee will be charged on any returned checks as well as all applicable bank charges.

a. Stalls for horses \$150.00 per month (Stables)

\$175.00 per month (Barn Stalls)

b. Stalls for Tack \$ 25.00 per month

c. Key Deposit \$15.00 per lessee, one time (refundable)

d. Extra Storage Stall \$25.00 per month

A written notice must be received in the fair office 30 days prior to vacating your stalls. Refunds are not prorated if 30 days' notice is not given.

- 5. Riding rules and Exercise Areas: NO loose or unattended livestock. No riding or training is permitted in the barns, on the asphalt, or on groomed lawns. Livestock may be tied temporarily or placed in specified holding pens designated by Management for the use of cleaning stalls or trailers, as available. All turnouts are owned by the Fair and are available for use by all renters as weather permits. No livestock are permitted in turnout areas after dark. Livestock shall NEVER be padlocked in stalls. Children under 12 years of age MUST wear a helmet at all times while on Fairgrounds property for safety as it relates to equine facilities. Violators may be fined or refused rental space. The Fairgrounds has the right to change or close any or all turnout pens.
- 6. **Riding Permits:** Riding permits are required when using the arena facilities. Individual riding permits will be issued at the Fair office, one per stall renter, not per stall. Riding permits must be visible by Fair & Equine staff while using riding facilities. If a rider is not a stall renter, a separate purchased permit is required for liability purposes, prior to using the facilities.
- 7. Riding Facilities: Use of the Averill arena and pavilion are, as available. Riding is not permitted after dark or 8pm in either facility.
- 8. **Parking/Speeding Limit:** Stall renters will park in the designated stall parking area. <u>The speed limit is 5 mph, if this is ignored you may lose your driving privileges on the Fairgrounds.</u> There is no trailer storage on the grounds, unless authorized by the stable management. Trailers should be parked in the lot West of the riding pavilion when not (in use) dropping off and/or picking up animals.
- 9. **Dogs:** No dogs are allowed on Fairgrounds property. Any accommodation requests must be directed to Management.
- 10. **Stallions:** No stallions allowed. No stallions shall be allowed to service any mare on Fairgrounds property.

- 11. Care: This is a self-care facility. The stalls are checked daily. The animals must be cared for daily watered and fed with water supply available. Stalls must be cleaned and fresh bedding applied on a daily basis. If a horse is determined in need, i.e., lack of water/food or in an unkept stall as observed by Fairgrounds staff, Lessee will be called. If there is no response within 8 (eight) hours, the Tillamook County Animal Control will be called for removal of the animal. Management reserves the right to call a veterinarian in case of an emergency if Lessee cannot be reached. In such event, all veterinarian fees and/or additional costs will be the responsibility of the Lessee. Proper sustenance must be provided to horses housed in stalls. In addition to other remedies provided elsewhere in this Agreement, failure to provide proper sustenance may result in an agent or employee of the Fair entering the stall where the animal is being held, providing food and water, and removing and impounding such animal. Cost of required sustenance shall be the responsibility of Lessee.
- 12. **Access:** Only stall renters or designated care-givers will be allowed in the stall/barn areas. Only those responsible for animals will be permitted in these areas.
- 13. **Tack Rooms:** Designated stalls/tack rooms can be used for storage areas. Strict rules will apply and restrictions are enforced. No electrical appliances, tools, coffee pots, drop lights, etc. may be used in barns. Extension cords are never permitted. The existing light source is the only one approved. You may not change or in any way modify any switch, fixture or electrical unit. All electrical work is done by a licensed electrician employed by the Fairgrounds. If you see a problem or a malfunction, please contact the maintenance department or our office. Storage is restricted to non-flammable/non-combustible materials. Non-cured hay or feed is especially dangerous and prohibited. Areas must be kept clean and free of clutter. All Lessees are responsible for cleanup of stalls, tack rooms and all areas used, including but not limited to aisle ways directly in front of stalls and tack rooms. Failure to keep area and stalls clean may result in eviction from stalls and tack rooms. Tillamook County Fair reserves the right to inspect all stalls/tack rooms.
- 14. **Health Information:** Veterinarian contact information and documentation of vaccinations is required. Lessee will follow health and sanitation measures and guard against disease.
- 15. **Manure Disposal:** The stalls shall be kept clean by the Lessee. Shavings, straw and manure must be removed from the building as soon as practicable and deposited in areas designated by the Fair Board or removed from the grounds.
- 16. **Key Deposit:** Lessee will pay a \$15.00 refundable key deposit at the beginning of the lease. Lessee must close the gate every time when entering and exiting the Horse Stables. Gates should be locked after 8pm when exiting.
- 17. **Personal Conduct:** The Fairgrounds is a safe and family-friendly environment. While on Fairgrounds property, Lessee shall refrain from using foul language or engaging in violent or threatening behavior of any kind. If Lessee is concerned about the conduct of another boarder, Lessee shall notify Management. Lessee is prohibited from confronting other boarders or attempting to enforce any rules, polices or procedures set by the Tillamook County Fair Board or Management.
- 18. **Compliance with Rules**: Lessee shall comply with all rules, polices or procedures posted in the facilities or provided to Lessee by the Tillamook County Fair Board or Management.
- 19. **Terms of Agreement:** If the facility is not vacated by the Lessee at the end of the term prescribed by this Agreement, then the Fair is authorized to remove, at the expense of Lessee, animals or property which may be found on or in the facility. The Fair shall not be liable for any damage or loss to said property and is hereby expressly released from any and all claims for any and all damages. In addition, Fair shall not be liable for any damage or loss to said property and is hereby expressly released from any and all claims for any and all damages for any period beyond the term of the Agreement during which any of Lessee's effects or animals remain on or in the facilities. If any default is made in payment of fees or any of the terms of this agreement, the Fair may at its option terminate this agreement and enter the facilities by force or otherwise without being liable therefore, remove all animals and property and if necessary, in accordance with the Oregon Lien Law, sell same in order to recover its costs of care and removal. The Lessee must keep the Fair office notified of their current mailing address, phone number and emergency contact information.

persons or property that may be sustained Lessee shall indemnify and hold harmless the demands, damages, actions or proceedings to Lessee, Fair does not relinquish its rights the exercise of this authority, Lessee waives to non-payment of fees when due, and violate provided for shall rest solely within the discriboard and Management reserves the right	by reason of the Fair, its offi to control, mat any rights and ation of rules. Tetion of the Toto refuse seroard or Mana	any and all liability for any loss, injury or damage to the occupancy of the facilities under this agreement. cers, agents and employees from any claims, liabilities, or relating to this agreement. In providing Fair facilities mage, or enforce all the rules for the facilities, and upon d claims against the Fair. This includes but is not limited Any decision affecting any matter not herein expressly illamook County Fair Board. The Tillamook County Fair vice to anyone. Violation of any rule stated herein, as gement at their sole discretion, is cause for immediate perty.
By signing below, I hereby acknowledge that at all times.	t I have read a	and understand these rules and agree to abide by them
Lessee Signature		Date
Emergency Contact Information:		
Name		Phone:
Relation to you:		
Address:		
City:	State:_	Zip:

20. Rights and Responsibilities: Fair assumes no responsibility for any property placed on the facilities by Lessee