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## NEW COMMUNITIES

# Horses Need Housing, Too

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The nation's burgeoning horse population has resulted in some unique housing problems.

Although there are today only one-third the number of horses there were in America in 1925, the total has doubled since 1969, amounting now to well over 7 million — and most of them are not down on the farm.

There has been a big increase in the racing population, a big gain in show horses; but by far the greatest growth has been in the pleasure horse category — the family horse, used for park and trail riding, pony club and 4-H and other equestrian activities.

While most horses are stabled out — resulting in a boom in all types of equine facilities — more and more families are becoming "backyard" horse owners.

SUCH OWNERSHIP can be far more rewarding, although it should be noted it also involves much more work than stabling in public or club facilities and should not be undertaken unless there is a genuine family interest.

Stabling at home, if facilities are available or can be provided at reasonable cost, generally will cost less than boarding out since board ranges as high as \$125 to \$150 monthly in many areas.

"Backyard" horse keeping, however, is not always as simple as it sounds. In suburban areas, very often insufficient land and zoning restrictions cause problems, and often there is a problem of access to riding trails.

To meet the needs of those who would have a horse or two in the family, the building industry has in recent years developed the "equestrian" community — a housing development planned around horses and equestrian activities, just as there are golf-oriented communities and some developed around boating facilities.

ONE OF THE NEWEST of the equestrian communities is Pine Ridge Estates near Ocala, Fla., with its plan of large homesites where horses can be stabled, with miles of equestrian trails and a centrally located riding center.

The Ocala area, hub of Florida's burgeoning horse-raising enterprise, was a natural place for such a community plan, said Frank E. Mackle Jr., president of the Deltona Corp. and past president of the Horseman's Benevolent and Protective Association.

"We didn't visualize a 'riding to the hounds' sociolo-

gy for Pine Ridge," he said, "but city and suburban people are finding it increasingly difficult to enjoy horses and horsemanship or to keep horses on their property."

"Purchasers at Pine Ridge thus far appear divided between horse owners and people who tell us they probably won't raise or maintain horses but simply enjoy an atmosphere in which the horse is part of daily living."

With only 4,800 homesites planned for the 11,000-acre property, Pine Ridge expects to maintain a good balance between horses and humans. The largest properties will be 5½ acres and owners will be permitted to stable as many as six adult horses. Only two adult horses will be permitted on the smallest homesites of one acre, according to deed restrictions.

PROVIDING ROOM for horses and their riders, Mackle said, will be 28 miles of equestrian trails connected with 10 parks and a 94-acre recreation area with riding center, equestrian club, stables and tack room. The riding center will front on a show ring and viewing terrace.

"We've built communities, such as Marco Island, in which golf and boating keynote the lifestyle. At Pine Ridge the mainstream of community life will center around horses," Mackle said.

Property owners will help govern the community through a non-profit Pine Ridge Service Corp. to which all property owners will belong. The corporation will

administer a code for individual property maintenance and also supervise all common properties, including the equestrian ways.

The countryside adjoining Pine Ridge is a combination of woods, lakes, rivers and long stretches of lush grasslands favored by ranchers who have made central Florida one of the top horse producing areas in the United States.

According to the state Department of Agriculture, Florida is home for more than 150,000 horses.

"Information contained in this reprint is general to South Florida area. Property for sale in Pine Ridge may or may not be affected by the events or predictions described. Refer to the Offering Statement and or Property Report for detailed information concerning the property."

*opened March 1972.*