

# Morrison Ranch Common Area Use Guidelines, Rules, and Regulations

*The Morrison Ranch Community Council has established the following rules regarding use of the common areas, with the prevailing intent of maintaining the common areas for the long term benefit of the owners. The Association reserves the right to restrict individual use of common areas, and/or revise the following rules if deemed necessary in their sole discretion, for the long term benefit of a specific or all common areas.*

**Park Hours:** 6:00 am – 10:00 pm (daily rental)

**Exclusive Rental:** This section is for larger events, such as weddings, where larger areas of the park are reserved and for full days, compared to a few hours.

In addition to the stated restrictions, the following provisions will be required for exclusive parties.

1. Reservations may be made up to 12 months in advance.
2. Exclusive rentals include tot lots, basketball courts and volleyball courts.
3. A non-refundable rental fee of \$100 will be charged for the exclusive use of the parks.
  - Up to 200 people           \$ 150.00
  - 200 + people             additional \$100.00
4. Cancellation Policy – Event may be cancelled 3 months prior to event scheduled date for a full refund of the \$100 rental fee.
5. Use of/ or serving alcoholic beverages will require the applicant to either
  - a. Provide the association evidence of insurance as stated above including liability coverage for alcohol and the association will hire a security officer on behalf of and at the expense of the applicant.
  - b. Or use the services of a caterer or other company licensed to serve alcoholic beverages and insured with evidence of insurance provided to the association
6. Rental/reservation of the Town Center Lake Park in no way provides applicant authority to use the Farm Bureau parking lot or adjacent farm land not owned by the Morrison Ranch Community Council. All use agreements must be obtained directly from Farm Bureau.
7. If requested, an additional on-site or on call staff person (liaison) can be available for the event at the rate of \$35.00 per hour.

For further details and application requests please contact the Association office: 480-892-2267 or email to [cmiller@ccmcnet.com](mailto:cmiller@ccmcnet.com) or [phood@ccmcnet.com](mailto:phood@ccmcnet.com)

## General Use:

1. Common Areas may be used for casual use by Morrison Ranch Residential Association members, (governed by the Morrison Ranch Community Council) and their accompanying guests. As of this date these include the neighborhoods of Higley Estates, Highland Groves, Lakeview Trails North and South, Elliot Groves and Warner Groves and will include all additional neighborhoods annexed into the association.
2. Smoking is not permitted.
3. Alcoholic beverages are not permitted unless terms of Exclusive Rental Agreement are met.
4. Glass containers are not permitted.
5. No noxious, obnoxious or offensive activity shall be permitted on common areas, nor in the vicinity of common areas, which may be an annoyance to other residents or homes adjacent to the park area, as determined by the Association in its sole and absolute discretion.
6. Town of Gilbert Pet Leash restrictions apply and the pet owner is responsible to promptly clean up after their animals.
7. The use of fire pits or other open flame fires is strictly prohibited. The association provides charcoal grills in several locations for use by residents. Disposal of hot coals is the responsibility of the resident and the coals should not be disposed of in the turf, play areas, or trash containers.
8. Fireworks are not permitted for use in the Morrison Ranch Common Areas.
9. Horses and other farm animals are not permitted without prior approval by the Board or management staff.
10. No participation in any illegal activity.
11. Motorized vehicles, including, but not limited to ATV's, motorcycles, go carts, golf carts, etc. are prohibited from being operated on any portion of the Morrison Ranch Common Areas, including pathways. Notwithstanding the foregoing, the Board may permit motorized vehicles to be operated in the Morrison Ranch Common Areas in connection with maintenance of the common areas or in connection with Morrison Ranch sponsored events.
12. Organized Events, defined as those events that meet one or more of the following criteria, are prohibited unless the area is reserved and approved through the Association office; (1) any commercial activity where money changed hands e.g. selling food or running an outdoor class, team sports (2) legally classified political activities e.g. those of a registered political party or PAC, (3) any event requiring police, security or crowd control e.g. protests, parades, and demonstrations, or (4) any event involving catered or scheduled hired services e.g. catered food, bounce houses.
13. All use of inflatable play equipment or other active recreation equipment, including but not limited to bounce house, water slides, petting zoo, and rock walls, must be registered with the association along with the reservation; this is regardless of the number of people in attendance. A licensed and insured vendor should be used and proof of insurance must be

provided to the association.

14. Firearms and weapons are not permitted in the Morrison Ranch Common Areas.
15. Applicant is responsible to leave area clean of all trash, equipment, and personal items.
16. Applicant is responsible for any and all damage to common area facilities including but not limited to landscaping, irrigation, play equipment, and furniture.
17. Residents using all common areas are expected to follow the Town of Gilbert public street parking restrictions, not blocking driveways or in other ways creating a nuisance to homes adjacent to the parks.
18. The Council reserves the right to limit reservations for private parties if in their sole discretion the use would infringe on the residents as a whole.
19. The Board reserves the right to determine special or additional restrictions for any registered event, if deemed in their sole discretion, as a possible nuisance to adjacent properties.

## **Reservoir/ Lake Usage**

The lakes within Morrison Ranch Community Association were created as holding reservoirs for reclaimed water used for the community irrigation system. In order to provide the community with a recreational atmosphere, the reservoirs are stocked with fish for Catch and Release Fishing.

1. The Catch and Release reservoirs are for Morrison Ranch Community Council residents and their accompanying guests. At this time, this includes the neighborhoods of Higley Estates, Highland Groves, Lakeview Trails North and South, Elliot Groves and Warner Groves and will apply to all neighborhoods annexed by the association in the future.
2. The current Town of Gilbert leash law regulations apply and in addition, domestic pets are prohibited from entering the reservoirs.
3. Swimming, wading, diving, snorkeling, underwater diving and any similar such activity in the reservoirs is prohibited, unless the Association utilizes contractors to perform services for the maintenance and care of the reservoir.
4. The Association requires the usage of barbless hooks and all fish caught must be released back into the reservoir.
5. Residents may not manipulate, introduce, harvest or breed the wild waterfowl that inhabit the Community reservoirs. To the extent permitted by law, the Association reserves the right to remove, relocate, or dispose of any number of ducks or waterfowl discovered on the lakes for health and safety reasons.
6. Residents may not introduce any species of animal, fish, plant, or vegetation life into the reservoirs.
7. No noxious, obnoxious or offensive activity shall be permitted around or upon the reservoirs, nor in the vicinity, which may be an annoyance to other residents or resident's homes adjacent to the reservoirs, as determined by the Association in its sole and absolute discretion.

## **Watercraft**

1. The term Watercraft, as used for purpose of this policy, shall include without limitation: vehicle, vessel or craft designed to move across or through water such as canoes, kayaks, rafts, catamarans, RC gas powered boats, jet skis, wave runners, wind surfers, motorized boats, row boats, paddle boats, pontoon boats, float tubes, or other personal type watercraft.
2. All occupied watercraft motorized or otherwise, are prohibited from entering the lakes, with the exception of those crafts operated by the Association or Association contractors for the maintenance and care of the reservoir.
3. Residents and their accompanying guests may utilize battery operated remote controlled toy watercraft for their enjoyment, provided these items do not disturb other residents or natural waterfowl in the lakes. Fuel operated remote controlled toy watercraft are strictly prohibited.

## **ENFORCEMENT**

Any violation of these Rules and Regulations shall be deemed to be a violation of the Morrison Ranch Residential Association and Morrison Ranch Community Council Declaration and shall be subject to enforcement pursuant to the terms and conditions of the Declaration and Enforcement Policy. Further, any violation of Town ordinances as it applies to leash laws, animal waste disposal, or the introduction of solid or liquid waste into the reservoirs, or any violation of State or Federal Law shall be subject to enforcement under the applicable ordinances and laws.