

Morrison Ranch Community Council Common Area Use 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 Council 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: 6:00am-10:00pm (daily)

General Use: This section refers to both reserved and non-reserved use of the common areas.

1. The common areas consist of the parks, tot lots, ramadas, basketball courts, volleyballs courts, greenbelts, walking paths and all other open spaces owned and /or maintained by the Morrison Ranch Community Council and will be collectively referred to as the Morrison Ranch Common Areas.
2. Common Areas may be used for casual use by Morrison Ranch Community Council members, and their accompanying guests. These include the neighborhoods of Higley Estates, Highland Groves, Lakeview Trails North and South, Elliot Groves and Warner Groves.
3. Use of the common areas is to be used on a first-come, first-served basis. All members shall respect the rights of others and cooperate with others using the area.
4. 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 Council 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.
5. Smoking is not permitted.
6. Glass containers are not permitted.
7. Firearms are not permitted.
8. Alcoholic beverages are not permitted without prior approval of the Council.
9. 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 Council in its sole and absolute discretion.

10. Town of Gilbert Pet Leash restrictions apply and the pet owner is responsible to promptly clean up after their animals.
11. 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.
12. Fireworks are not permitted for use in the Morrison Ranch Common Areas.
13. Horses and other farm animals are not permitted without prior approval by the Council or management Staff.
14. No participation in any illegal activity.
15. Motorized vehicles, including, but not limited to ATV's, motorcycles, go carts, golf carts, event delivery vehicles, 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.
16. Activities that might cause injury to persons or property, including but not limited to archery, golf balls, combustible model rockets, and other conceivably dangerous activities are not allowed.
17. No Loitering: loitering is to be defined as remaining in any one place under circumstances that would warrant a reasonable person to believe that the purpose or effect of that behavior is to enable a group of persons to establish control over a portion of the Morrison Ranch common area, to intimidate Morrison Ranch members, occupants, and their guests from entering those areas, interfere with members' and occupants' enjoyment of the Morrison Ranch Common Areas., or to conceal illegal activities.

Reservoir/Lake Usage

The lakes within Morrison Ranch Community Council 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 Council utilizes contractors to perform services for the maintenance and care of the reservoir.
4. The Council 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 Council 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 Council 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 Council or Council 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 CC&Rs and Morrison Ranch CC&Rs. 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.