

LMRPOA Community Trail Use Policy

The easements that created the LMRPOA community trail system states the following:

Pursuant to that certain Trail Easement and Agreement dated _____ and recorded on _____ in _____ Page _____ (“Original Trail Easement”) the Association adopted a trail plan to provide equestrian, hiking and non-motorized bicycling opportunities through the Long Meadow Ranch subdivision (the “Subdivision”) for residents of the Subdivision.....

*1. Grant of Trail Easement. Each Grantor hereby grants to the Association and its successors and assigns, a perpetual, non-exclusive easement over and across that portion of the Adjusted Trail Easement lying within such Grantor’s property (all as more specifically described on **Exhibit “C”** hereto) for the limited purposes of maintaining an equestrian, pedestrian and non-motorized bicycle trail for the exclusive use of the residents of the Subdivision and their invitees and guests, without the payment of any admission fee or any other consideration, all of whom shall be deemed to be “Recreational Users” as that term is defined in Arizona Revised Statutes Section 33-1551C(4).*

2. Association Governance of Trail Easement. The Association may, pursuant to the authority granted to it under the CC&R’s governing the Subdivision, adopt rules and regulations regarding use, operation and/ or maintenance of the Adjusted Trail Easement provided that the scope of the uses permitted hereunder shall in no event be expanded through adoption of such rules and regulations.

LMRPOA Policy on Community Trail Use

The Board of Directors on September 16, 2015 established a Community Trail Use policy in accordance with the aforementioned “Trail Easement and Agreement” to reinforce the community’s original intent by further defining the following stated easement language, “...for the exclusive use of the residents of the Subdivision and their invitees and guests”, whereby the community trails will be reserved for the exclusive use and benefit of residents and their invitees and guests. The term ‘invitees and guests’ excludes any ‘customer related invitees or guests’.

Rationale is that a Board Policy will be more easily accessible to prospective buyers and real estate agents.