

Property Maintenance
Revised 12/17/2025

All owners are responsible for compliance with any and all local ordinances of the Village of Roaming Shores (RSV), county, state and federal laws. Specific definitions and laws may be referenced within the appropriate documents. In addition, compliance with all specifications from RomeRock Association (RRA) included in and beyond this document is required by property owners within the RomeRock Association.

1. Exterior Deterioration and Maintenance of Structures

- 1.1 All permanent structures including but not limited to primary structures, homes, decks, garages, sheds, boathouses, outbuildings, gazebos, and fences shall be maintained in a state of structural and aesthetic quality.
- 1.2 Any painted exterior surface should be free from paint peeling on more than 90% of the painted surface. All structure surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, peeling paint, fading stain, mold, mildew or other conditions reflective of deterioration or inadequate maintenance.
- 1.3 Property must be preserved in a manner to maintain safety, prevent fire hazards, protect the health of persons, animals and vegetation, and protect the neighborhood from blighting influences.
- 1.4 Fences, docks, seawalls, decks, walkways, gazebos, exterior stairs, retaining walls and similar structures shall be anchored firmly in the ground, be constructed in a skilled manner, and maintained in a way so that such structures shall always be in a state of safe and good condition.
- 1.5 All public nuisances, dangerous structures, dilapidated structures, structures in serious disrepair, deteriorating or hazardous structures, and buildings or structures unfit for human occupancy shall be removed, repaired or replaced by and at the expense of the property owner. All structures shall be constructed in a skilled manner so that such structures shall always be able to be repaired or replaced as needed. Repairs and/or replacement must adhere to RSV and RRA regulations.

2. Trash, Litter and Garbage

- 2.1 All lots (developed, undeveloped and consolidated) should be clear of excessive debris. Debris may include but is not limited to trash, litter, garbage, construction materials, pallets, backfill and/or riprap materials, demolition materials, household items, furniture, toys, covers, containers or any unsightly inappropriate non-organic or organic items including animal waste.
- 2.2 Unregistered and/or inoperable vehicles, mechanical equipment or parts, and machinery are included.
- 2.3 No person or commercial entity shall allow prohibited items to accumulate in such a manner that it generates odors, encourages rodents or other pests, becomes unsightly or otherwise becomes a nuisance, risk or adverse affect to public health, safety or welfare.

- 2.4 No owner, occupant and/or other person having charge of real estate within the Association shall maintain or permit to be maintained exterior property or areas in any condition which deteriorates or adversely alters the appearance of the neighborhood, reduces property values in the neighborhood, creates a fire, safety, or health hazard, or which is a public nuisance. Such conditions must be corrected by the property owner or their designee, or the property owner will be subject to the violation process.
- 2.5 Property owners are responsible to control conditions which unreasonably or offensively cause, promote, or encourage the growth, proliferation or harboring of insects, rodents or other pests. Property owners are responsible for the storage and disposal of rubbish or garbage in a neat and sanitary manner. Outdoor waste receptacles must be stored within 10' of a primary structure and must be kept securely closed in clean, well-maintained condition.
- 2.6 Open burning of trash, garbage, or construction waste is not permitted.

3. Vehicles

- 3.1 All lots (developed, undeveloped and consolidated) should be clear of unused, expired, unregistered, or non-working vehicles including but not limited to automobiles, trucks, trailers, snowmobiles, watercraft, ATVs, off-road vehicles and toys, golf carts, boats, boat trailers, construction vehicles and equipment.
- 3.2 Work trucks and vans (other than a resident's primary work transportation up to the 1-ton payload size), trucks exceeding a 1-ton payload, semi-truck cabs and trailers, large box trucks, industrial trailers, heavy equipment and commercial equipment are not permitted to be parked or stored outdoors on any lots if not actively involved in building, repairs, remodeling or renovations currently taking place on the property not to exceed 60 days or the duration of RSV permits.
- 3.3 Recreational vehicles, campers, utility trailers, boats and boat trailers which are currently registered, in working condition and good repair, and are within the size and quantity permitted by RSV ordinances may be stored or parked on residential lots (developed, undeveloped or consolidated) by or with the permission of the property owner without monetary compensation.
- 3.4 One boat exceeding 20 feet in length but not to exceed 28 feet in length, up to four boats not less than 10 feet in length but less than 20 feet in length, and unpowered watercraft may be stored outside on developed or consolidated lots provided they are appropriately titled, licensed, and/or registered to the owner of the lot or the legal owner of such watercraft has received written permission from the owner of the lot.
- 3.5 Excluding non-work related passenger vehicles with valid, current registrations and boats as described above, no more than four vehicles may be stored per lot at any one time without the written permission of the RRA. All storage of any vehicle must meet setback requirements.
- 3.6 Vehicles parked or stored and the area surrounding them shall be maintained in good condition in accordance with all property maintenance requirements.

4. Parking and Parking Locations

- 4.1 Vehicles may not routinely be parked on lawns. Temporary parking for parties and social events may not exceed 24-hour parking for more than six consecutive days/nights.
- 4.2 Lots zoned as residential may not be utilized as parking lots by creating parking spaces. Asphalt, concrete and pavers on right-of-way to create additional parking spaces are not permitted.
- 4.3 Vehicles parked within the right of way must not constitute a hazard to emergency vehicles. Vehicles are permitted to park on the right-of-way as described in the RSV ordinances.
- 4.4 Vehicles parked other than on the right-of-way must have the permission of the property owner.
- 4.5 Outdoor parking of a disabled vehicle is limited to two weeks in total.
- 4.6 No overnight parking is permitted on RL or RRA-owned lots.

Reasoning: Specified material that is not permitted to

5. Signage

- 5.1 All signs must be no larger than 18 inches x 24 inches and may be printed on two sides.
- 5.2 Signs may not be posted within a right-of-way, on utility poles or trees, or in any location that impedes safe travel. No vulgar or threatening language, obscenities, or images/illustrations of an obscene, indecent or graphic nature are permitted.
- 5.3 One sign per subject is permitted per lot with no limit on the number of subjects. Signs on developed or consolidated lots are limited to be posted for no more than sixty days. Signage for safety and real estate may remain as long as in effect.
- 5.4 Only the RRA may place a sign on an RRA owned property.
- 5.5 Signage on an undeveloped lot is not permitted other than for the purpose of notification of present danger, the prohibition of hunting, parking, dumping or trespassing, or real estate "For Sale" signs. Signs on undeveloped lots may be placed one every 25 feet within the property sidelines and may remain as long as in effect.
- 5.6 RRA covenants and restrictions specify that no signs of any kind shall be displayed on any lot without written permission of the RRA or its successor or assigns. The above text constitutes written permission of the RRA for RRA members-in-good-standing to post signage as described, but the RRA reserves the right to remove deteriorating, unsafe or structurally unsound signs or those not in compliance with the essence of this language.
- 5.7 All signage must meet the requirements of RSV ordinances.

6. Landscaping

- 6.1 Every property owner, occupant, or other person having charge of developed lots as well as consolidated lots, if any, within the Association shall be responsible for the clean and orderly appearance of all lawns, trees, shrubs, beds, gardens, gravel driveways, parking areas, hardscaping and similar items on the property. Such responsibility shall include the avoidance of all conditions which deteriorate or adversely affect the appearance of the property or surrounding properties, lake quality, property values or create fire risk, health concerns, safety hazards or dangerous landscaping.

- 6.2 Lawns are not to exceed 8 inches in height including vegetation under and surrounding parked vehicles and boats. All hedges, bushes, trees, weeds, vines, grasses and other vegetation shall be kept trimmed and maintained from becoming overgrown and unsightly. Invasive plant species as identified by the state of Ohio should be removed or strictly maintained.
- 6.3 All cuttings, clippings, organic debris, garden waste and fallen trees and/or leaves are to be properly disposed of in a timely manner by the property owner or their designee.
- 6.4 Open burning of yard waste (e.g. leaves and branches) is not permitted and must be in compliance with state, county, and local ordinances.

7. Play Areas and Gardens

- 7.1 Permanent fencing surrounding play areas, play structures, pools and gardens must comply with RSV building codes. Temporary fencing may only be erected while areas are ~~in~~ actively being used.
- 7.2 All areas must at all times be maintained for safety and aesthetic appearance. Property owner is responsible to remove deteriorating, unsafe or structurally unsound items.
- 7.3 All play areas and gardens must be kept clear of debris and hazardous conditions and placed within setback restrictions.

8. Compost Piles, Sites and Containers

- 8.1 Compost piles, sites and containers must be located in rear or side yards and must adhere to property line setback requirements.
- 8.2 Compost must be maintained to avoid odor. Composting of fruits, vegetables and plants must be contained in a commercially made or functionally homemade compost bin.
- 8.3 Composting of yard waste, including leaves, grass clippings, branches, wood, garden waste, woodchips, and coffee grounds must be confined to a designated compost area not to exceed 10 feet x 8 feet.
- 8.4 Items prohibited for composting include grease, meat, scraps, bones, baked goods, fatty foods, dog and cat feces, cat litter, animal feed, dairy products, raw rendering materials, dead animals including fish, building materials, treated/painted wood, metals, cloth, plastics, chemicals, hazardous fluids and other materials that either do not decompose well, are not intended for recycling, or create odors or conditions that may attract vermin.

9. Outdoor Yard Decor including Signs, Seating, Statues, Objects, Mailboxes, Garden Decor, Fencing, Etc.

- 9.1 Decorations, objects and designs using, depicting or including vulgar language, obscenities, or indecent graphics are not permitted.
- 9.2 Placement of outdoor decor may not impede neighbors' lake views.
- 9.3 Noise from décor and illumination or glare from decorative lighting shall not be a nuisance to neighbors.
- 9.4 Fencing shall be erected and maintained in accordance with RSV code and all pools including above-ground and in-ground are required to be enclosed in fenced areas.

9.5 Owners are responsible for posting a lot number on both the street side and the lake side of their property in accordance with RSV ordinances.

10. Intrusive Lighting

10.1 No lighting shall constitute a nuisance, impair safe movement of traffic on any street or drive, shine directly onto neighboring property, or illuminate the interior of neighboring structures.

10.2 Dark sky lighting is encouraged and may be required depending on the circumstances.

11. Lakeside Structures and Recreational Items

11.1 Construction and maintenance of all docks, seawalls, lakeside walkways, and other waterside structures must comply with all RRA, RSV, state and federal regulations for building and zoning. All structures as well as ramps, slides, swings, etc. should be kept clean and maintained in proper working order and satisfactory appearance.

11.2 Inflatable islands, floating mats, or any other such item must be anchored within 20 feet of the property owner's shoreline, more than 10 feet from the property sidelines, are limited to no more than two per lot, and may not impede any boat traffic. Items should be kept clean, in safe condition and removed seasonally or when not in use.

11.3 Boats may not be anchored, stored or moored on any floating docks or markers not permanently attached to land. With the property owner's permission, watercraft may temporarily anchor or moor within 20 feet of the property owner's shoreline and more than 10 feet from the property sidelines during the hours from dawn to dusk provided the location does not impede any boat traffic on the lake. Only the RRA may place buoys or markers in the lake.

12. Water Features including Fountains, Waterfalls, Aerators, and Garden or Small Fish Ponds

12.1 Yard and garden water features must be within building setbacks and occupy areas no larger than 20 feet x 20 feet. Depth should not exceed 24 inches.

12.2 Water features including swimming pools must be maintained year 'round in a safe, clean and healthy condition. Farm ponds are not permitted.

12.3 Sound levels of water features shall not be offensive to neighbors. Lighting in and around water features shall not be intrusive to other properties.

12.4 Placement of water features must be within 20 feet of the homeowner's property shoreline if placed in the lake or more than 10 feet from rear property lines for off lake lots and more than 10 feet from property sidelines on all lots.

12.5 Water features placed in the lake or emptying into the lake are limited to no more than one per lot and cannot impede or restrict boat traffic in any way.

13. Animals

13.1 No exotic animals, farm animals or fowl shall be kept or maintained on any lot except customary household pets in reasonable numbers. No breeding or sale of animals is permitted.

13.2 Use of animal pens, kennels and structures for long term housing or shelter is forbidden.

- 13.3 Outdoor structures such as doghouses, bunny hutches, or fenced-in pens may be used as short-term outdoor runs & or shelter of household pets. All fencing, barriers and structures must adhere to RSV building codes and setback requirements.
- 13.4 Household pets which frequently and habitually bark, howl, cry, yelp, or create unreasonably loud and disturbing noises which disrupt the peace and quiet of the neighborhood are not permitted to remain outdoors repeatedly or for extended periods of time.
- 13.5 Pet owners are required to pick up and dispose of all pet waste in their weekly trash collection only. Pet waste may not be composted or discarded in yards, woods, culverts, streams, lakes, etc.

Violations of a Maintenance Item: A citation may be issued by the RRA to the property owner for a violation based on the rules, laws, definitions and/or essence set forth by the Association, Village, County, State or Federal government.

The process for administering fines will be as described below. The RRA reserves the right to pursue other remedies (i.e., suspension of member privileges, legal action, other necessary advisable actions) as allowed for in the bylaws.

RRA Active Members (in-good-standing) may contest a citation by following the RRA Board of Review guidelines as outlined in the RRA Bylaws Article IX.

Initial notification of a violation may be made verbally to the property owner whenever possible at the discretion of the RRA office manager or their designee.

First Written Notice of Violation: A written warning including a description of the violation will be provided to the property owner. It is the property owner's responsibility to contact the RRA office within 10 business days of the date of the letter to discuss the resolution of the violation.

Second Written Notice of Violation: If more than 10 business days have passed since the date the first notice was issued, a second notice of violation may be issued via email, USPS regular mail and/or Return Receipt mail to the property owner. The second notice will include a \$50 fine and an assigned date on which the violation must be resolved.

Third Written Notice of Violation: If the violation is not corrected by the property owner as of the assigned date, a third notice may be issued to the property owner. The third notice will include a \$350 per week fine up to a maximum of \$5,000.00.

The Board of Directors may additionally vote to impose a loss of membership rights for the property owner(s) and all eligible guests of the property owner(s) which includes all membership rights except for ingress, egress to personal property. Furthermore, the property owner may face legal action. Membership rights may be suspended until the time that the violation is resolved to the satisfaction of a majority of the Board of Directors.

The RRA reserves the right to enter upon any lot to summarily abate and/or remove any violation of these requirements and to charge the lot owner(s) the costs incurred in connection therewith.

Exceptions Application Form. Property owners may request exceptions to any maintenance requirement or violation by submitting the proper paperwork to the RRA office.