

RULES AND REGULATIONS OF ROMEROCK ASSOCIATION, INC.
Revised 4/2/2020

The purpose of the following Rules and Regulations is to provide you with information and to explain your rights and privileges as property owners at Roaming Rock Shores.

The Rules and Regulations have been compiled for the safety and protection of the Members of RomeRock Association.

At Roaming Rock the property owners association is known as "RomeRock Association, Inc.". It has been legally incorporated in the state of Ohio as a non-profit corporation. A copy of the Articles of Incorporation is on file in the Association office.

RomeRock Association is a private membership association. It has been formed in the interest of, and for the protection, promotion and improvement of Roaming Rock Shores. It is our sincere desire to make it one of the finest associations in Ohio.

Any Member in good standing may request to see any of the records of RomeRock Association. All such requests must be made in writing and include the reason for the request. An appointment will then be made so that an officer of the Corporation is present when the records are inspected.

Your compliance with, and observance of the Rules and Regulations will help us maintain the type of association of which you can be proud, and in which you will take pleasure in being a Member. Please explain the Rules and Regulations to your children and guests and be sure that they are understood and obeyed.

RomeRock Association is governed by a Board of Directors who in turn elects officers of the Corporation. It will be the duty of the Directors to appoint various committees and to conduct the business of the Association in accordance with the By-Laws.

DUES, FEES AND ASSESSMENTS

1. Association dues are sixty dollars (\$60) per year and are on a per lot basis, according to Article II, Section 1 of the By-Laws.

2. Assessments may be levied on the Membership from time to time for the maintenance of roads, and for the maintenance and improvement of any or all of the association facilities and departments. The assessments in force at any given time will be established by the Board at the beginning of each fiscal year and notice given to all property owners after due publication to Members.

MEMBERSHIP CARDS

Membership cards will be issued to each Association Member upon payment of all dues, fees and assessments for each membership year and all membership paperwork filled out. Cards may be issued upon request of the Active Member. The card must be presented upon the request of Association officials and security to ensure that only Active Members (Members in Good Standing) are exercising the privileges of using Association facilities. Cards are not transferable to anyone, and abuse of the card may subject it to confiscation by Association officials or security personnel. Cards must be shown to gate guards and/or other RRA or security personnel at all beaches, pools and all other facilities each and every time you visit them. If you do not have your card, with proper identification a temporary card (good for one day's use) will have to be obtained at the RRA office before being admitted.

Only Active Members (Members in Good Standing), whose dues, fees and assessments are paid, and membership paperwork completed may use the lake and all other facilities of the Association. Inactive/delinquent Members and their families may not be Guests of a Member in Good Standing; in doing so the Active Member may lose their membership privileges.

The membership year covered by a current membership card is from May 1st to April 30th.

OWNER RESPONSIBILITIES

1. Property owners are responsible for keeping their mailing address current at the Association office. This is important to insure receipt of the RomeRock news, meeting notifications, bills, and other important information.
2. Direct all mail and correspondence to: RomeRock Association, Inc., P.O. Box 8, Rome, Ohio 44085. Phone 440-563-3170.

TRANSFER OF PROPERTY

1. Before the transfer of any property, the owner should notify the RomeRock Association office that a proposed transfer is to take place. The present property owner will make it known to the prospective property owner that they must contact the RomeRock Association office to acquire the proper paperwork for membership.
2. All unpaid dues, fees and assessments must be paid upon the transfer of property.
3. It is very important that your deed be recorded immediately after you receive it, so that the lot can be registered in your name in the county courthouse records. Take or mail your deed to the Recorder's Office in the courthouse at Jefferson, Ohio 44047.
4. Please also notify your Association office when you record or transfer your deed.

GUEST POLICY RULES

Revised 12-7-17

All Active Members (paid dues & assessments and all paperwork completed and filed) shall be entitled to limited Guest privileges, subject to the provisions hereof, and subject to such additional rules and regulations as are established from time to time by the Board of Directors. The following rules and/or policies shall apply to Guests:

A Guest is any person who is not a member of the Association who has the permission of an Active Member and RomeRock Association to enter upon and use the property or facilities of the Association for the person's personal enjoyment or benefit or for the purpose of sharing company with the Active Member. For further clarification, there are "categories" for Guests.

A Permanent Guest is one who has proof of residency at the Active Member's address. Upon request of the Active Member and subject to the approval of the Board of Directors or its designee, a card will be issued to the Permanent Guest. The card entitles the Permanent Guest(s) to the use of Association facilities, including the Active Member's (owner's) watercraft without the Active Member(s) being present.

An Immediate Family Guest is one who is the child and/or child's spouse, parent, grandchild, or grandparent of the Active Member. Upon request of the Active Member and subject to the approval of the Board of Directors or its designee, a card will be issued to the Immediate Family Guest for the use of Association facilities, including the Active Member's (owner's) watercraft without the Active Member being present.

Permanent Guests and Immediate Family Guests must be registered annually at the RRA office by the Active Member. An appropriate Guest card will be issued (without cost) for the year.

Other Guests - Guests other than Permanent Guests or Immediate Family Guests must be accompanied by the Active Member at all times.

In addition to any other limitations or conditions as may be prescribed by the Board of Directors, the card carries the following limitations on its use:

The Active Member card (s); the Permanent Guest card; and the Immediate Family Guest card carry the following limitations on the number of Guests allowed at Association properties and facilities at any one time:

- A. Active Members (property owners and spouse)- up to nine (9) Guests combined.

1. Events including more than nine (9) Guests require notification/registration with the RRA office and approval of the Board of Directors or its designee.
 2. Events with larger than nine (9) Guests requiring the use of pool #1 must be registered ten (10) days in advance at the RRA office.
- B. Age fifteen (15) and over-limited to two (2) Guests of any age and can accompany any age carded Member or Guest swimming.
- C. Age thirteen and fourteen (13 & 14) - limited to two (2) Guests of any age except that Guest(s) must be thirteen (13) or older for swimming only.
- D. Under age thirteen (13) - must be accompanied by someone fifteen (15) years of age or older and in possession of a current Member or Guest card to swim at association pools or the lake. They can use all other facilities without being accompanied.

Each Active Member of RRA shall be limited to two (2) events per calendar year at RRA properties and/or facilities that have ten (10) or more Guests. This restriction does not apply to the rental of the Clubhouse or the rental pavilion. These events must be registered at the Association office. Note: if you are planning on using pool #1 at your event, you must register that event at least ten (10) days in advance. Registering an event does not guarantee that you will have space in a pavilion, or that you will have the number of tables you want. When registering for this large event, the Active Member must either be at the gate to accompany Guests in or must provide the office/gate person with a list containing the names of the expected Guests.

There shall be no parties or other events with more than twenty-five (25) Guests in attendance permitted at proprieties and facilities excluding the rental of the Clubhouse and rental pavilion on RRA special use days, and other celebrated holidays during the months of June, July, and August.

All Guests must abide by the Rules and Regulations of RomeRock Association. Inactive/delinquent Members and their families cannot be Guests of a Member in Good Standing.

Any Guest who violates the RRA Rules and Regulations or creates a nuisance while on RomeRock Association property may be removed from that property and/or be denied Guest privileges. The Member is responsible and accountable for the conduct of his or her Guests.

An RRA official, which includes gate guard, lifeguard, boat patrol, RRA Director or its designee or law officer shall determine when a Guest shall be removed from Association property.

Directional signs for parties and other events at RRA facilities or private homes and lots must be taken down within twenty-four (24) hours of the conclusion of the party or event.

POOL RULES
Revised 8/2/18

The following pool rules have been established for the protection and enjoyment of all RRA members and guests. Please help us keep the pools safe.

All persons using the pools do so at their own risk. RRA assumes no responsibility for any accident or injury in connection with such use or for any loss and/or damage to personal property.

1. All RRA pools are run in compliance with state laws.
2. Due to safety &/or health reasons, RRA officials may shut down a pool.
3. Admission may be refused to anyone having communicable diseases, colds, coughs, infections, open wounds, nasal or ear discharges. Band-aids covering closed wounds should be removed before entering.
4. **NO** running, pushing or horseplay.
5. There is to be no throwing or tossing of any item or person in the swimming pool. At the discretion of the gate guard(s), only pool-approved toys may be used in a responsible manner.
6. **NO** hanging on ropes.
7. Swimmers must wear swimming apparel. No cutoffs are allowed.
8. Rubber diaper covers must be worn over swim diapers for all children not toilet trained.

9. **NO** food, beverages, or coolers of any kind are permitted within the fenced pool area with the exception of clear unflavored water in plastic bottles. No chewing gum or smoking is allowed within the fenced pool area.
10. Children under age 13 must be accompanied (inside the fenced pool area) by a carded active member/guest 15 years or older.
11. **NO** animals of any kind in the pool area.
12. **NO** loud music, excessive noise, or profanity is permitted in or around the pool area.
13. **NO** bicycles or vehicles of any kind are permitted inside fenced pool area.
14. Gate guard(s) may clear the pool every hour for 10 minutes. Last 10 minutes of every hour may be designated adult swim (18 years and older).
15. Gate guard(s) may administer a swim test to anyone. This person must be able to swim across the deep end without swim aids.
16. **NO** diving or flips.
17. **NO** large inflatable objects are permitted in the pool areas. Floatation devices may be used at the discretion of the gate guards(s).
18. In the absence of a gate guard, swimming is at your own risk.
19. RRA pools will be open Memorial Day weekend and close Labor Day.
20. Pools will be closed for 15 minutes from last time
21. thunder/lightning is heard or seen.

Violations of the above Pool Rules shall be determined by a RRA Director, security/gate guard, Operational Manager, law officer or other person in charge of the pool(s).

The pool rule(s) will be enforced by the following system:

1st violation - verbal warning

2nd violation - 1/2 hour suspension of swim privileges

3rd violation - suspension of that day's swim privileges and \$50 fine.

4th violation - indefinite suspension of privileges, (pending review by the Board of Directors or its duly appointed Committee that reviews violations of Rules and Regulations.)

Property owners are responsible for the conduct of their

guests, as well as, informing any guest(s) of the RRA rules. Suspension of a member's swim privileges because of a violation shall also include suspension of guests present, if any. In addition, suspension of a guest's swim privileges will also include suspension of the member's swim privileges.

BEACHES AND R.L. LOTS

Beaches

- A. No littering permitted.
- B. No pets are permitted on the beaches.
- C. No hanging on the buoys.
- D. Children under the age of 13 must be accompanied by an adult when swimming at the beach.

- E. In the absence of a lifeguard, swimming at the beaches is at your own risk.
- F. No foul or abusive language.
- G. No boats be parked on or at beach 1 and beach 2 except in designated areas.
- H. No watercraft to be docked or moored overnight at beach 1 or beach 2.
- I. No overnight docking at beach 1, beach 2 or any other R.L. lot.

Violation of Beach Rules: Same as Pool Rules where applicable; i.e., suspension of privilege to use facility as in paragraph #3 of Pool Rules.

R.L. lots

- A. ATV's and other special vehicles:
 - 1. The term "snowmobile, all-purpose vehicle, off-highway motorcycle, owner, and operator" shall have the same definitions as such terms have under Ohio Revised Code Section 4519.01(a), as amended.
 - 2. The term "motorized bicycle" shall have the same definition as such term has under Ohio Revised Code Section 4511.01 (h), as amended.
 - 3. "Association property" means all land, water, or other real property owned, controlled, or maintained by or on behalf of RomeRock Association, Inc., including, without limitation, all R.L. lots, Lake Roaming Rock,

the dam for Lake Roaming Rock, all roads and right-of-ways within the Roaming Rock Shores subdivision, and any areas where erosion control measures have been implemented and/or are being maintained by or on behalf of RomeRock Association, Inc.

4. All laws of the state of Ohio pertaining to snowmobiles, all-purpose vehicles, off-highway motorcycles, and motorized bicycles, including, without limitation, the sections, provisions and requirements of Ohio Revised Code Chapters 4511 and 4519, shall apply and be fully enforced on all roads, right-of-ways, and other property within the Roaming Shores subdivision, including, without limitation, the Association property. Any owner or operator found to be in violation of any law of the state of Ohio with respect to the licensing, registration, or operation of snowmobiles, all-purpose vehicles, off-highway motorcycles, or motorized bicycle shall, in addition to any other penalties provided under these Rules and Regulations, be subject to criminal prosecution for trespass and any other violations of applicable state or local laws, including, without limitation, Ohio Revised Code Section 4511.08, and shall further be subject to the applicable penalties set forth in Ohio Revised Code Sections 4511.99 and/or 4519.99. Adopted 12/20/01

B. No private structures/docks may be added to any R.L. lot(s). Only the RRA may add structure(s) to a R.L. lot.

C. No person shall throw any bottles, cans, or other litter on any R.L. lot.

D. Violation of C. above shall result in the violator(s) immediately leaving the R.L. area, and they shall be denied further use of any R.L. lot until permission is granted by the Board of Directors or its representative.

E. No dogs at any of the improved R.L. lots, pools, or beaches.

F. The dumpsters and trash containers provided by the RRA shall be used only for disposal or refuse generated at the Clubhouse, pavilions, beach facilities, other RRA facilities, RRA recreational lots, and picnic areas. NO personal trash is to be disposed in RRA refuse containers. Illegal users will be fined \$50. Adopted 4/3/14

DOGS

1. No Member who is the owner or has charge of a dog or dogs shall permit said animal or animals to run at large upon the private roads or property, other than his own lot or lots, in Roaming Rock Shores subdivision. When not confined to an owner(s) property, said animal or animals shall be confined by a leash, chain or other means, to an immovable object, or held under the control of a responsible person.
2. The schedule of penalties for the above infraction(s) is the same as those in place for violation of the Rules and Regulations.

Adopted 3/91

SNOW BAN

1. Snow ban - parking on the roads/and or berms on association-owned roadways is prohibited when the snow depth exceeds 2" (two inches). This is necessary in order to facilitate the plowing and/or removal of the snow.
2. The schedule of penalties for the above infraction(s) is the same as those in place for violation of the rules and regulations.
3. Under extreme or emergency conditions, the vehicle(s) will be towed at the owner's expense.

Adopted 11/93

ROADSIDE PARKING

- A. It shall be prohibited to park on the roadway or any part of the traveled portion of said road for more than a twenty-four (24) hour period.
- B. It shall be prohibited to leave a vehicle and/or watercraft parked at any of the beach or lake access areas for more than a twenty-four (24) hour period.

- C. It shall be prohibited to park any vehicle, watercraft, mobile home, trailer camper and the like, along the berm of the road for more than a twenty-four (24) hour period.
- D. No parking is permitted in front of any private drive so as to prevent access thereto.
- E. No parking is permitted within twenty (20) feet of a fire hydrant, intersection or traffic control sign.
- F. No parking is permitted so as to create a traffic hazard.
- G. All vehicles parked within the boundaries of RomeRock Association must be properly licensed vehicles.

LOWERING OF THE LAKE

Lake Roaming Rock will be lowered every 3 years starting in 2002, or as necessary with the approval by the Board of Directors.

BOATING, SKIING AND SWIMMING RULES Revised 4/2/20

In addition to RomeRock "Boating, Skiing, and Swimming Rules" all State of Ohio "Boating, Skiing and Swimming Rules" apply on Lake Roaming Rock.

Security for Lake Roaming Rock will be provided by the RRA.

The Ohio Department of Natural Resources has the right to enter Lake Roaming Rock and inspect any watercraft.

Lake Roaming Rock will abide by all State Department of ODNR rules and regulations for this size lake.

All boat trailers must have a decal placed on them, showing that they are registered to a property owner. The decal will be issued yearly by the RRA at the same time as the boat decals are issued and purchased.

WATERCRAFT

1. MEMBERSHIP IDENTIFICATION DECAL

1.1 All watercraft must have a membership identification decal with RomeRock Association located on the stern of their boat and have the state registration on board for that watercraft. (Ohio & local regulation)

1.2 Only watercraft owned solely by an Active Member(s) may apply for and receive a membership identification decal which must be issued before any watercraft may be stored or operated in, on or within any property or facilities owned, managed, controlled, or regulated by RomeRock Association, Inc.

1.3 Proof of ownership by state registration and certificate of title (if applicable) must accompany the request for the membership identification decal (A "bill of sale" may be used for temporary registration only.)

1.4 Only original or certified copy of current state registration and title may be used for RomeRock Association membership identification decal. (No fax copies will be accepted.)

1.5 All watercraft required to be registered in the State of Ohio, must be registered, must display the registration number and must comply with the regulations set down by the Department of Natural Resources, Division of Watercraft and be Coast Guard equipped. (Ohio regulation)

2. IDENTIFICATION

2.1 All watercraft must be PROPERLY identified. This shall consist of the members LOT NUMBER in three (3) inch numbers of a contrasting color and the ASSOCIATION STICKER displayed on both sides of the watercraft at the rear. Alternate placement arrangements may be made with the RomeRock Association office.

2.2 The state registration number and sticker shall be displayed in three (3) inch numbers of a contrasting color on both sides of the bow. (Ohio regulation)

2.3 No watercraft shall be permitted on any of the properties or facilities owned, managed, controlled, or regulated by RomeRock Association, Inc. without permanently attached Association and state registration stickers and numbers. (Ohio & local regulation)

2.4 Boats with only electric trolling motors do not have to obtain an Association Sticker. Only the state sticker and lot number are required on the boat. Revised 5/17/12

3. SPECIFICATIONS

3.1 Other than float (pontoon) boats and racing shells, no watercraft shall be longer than twenty-one (21) feet in length.

a. Any deck boat with full hull will not be considered a pontoon boat and must adhere to the 21-foot length limit.

b. A pontoon boat can have no more than three (3) independent pontoons to support the deck and be no longer than 28 feet.

c. Sailboats over 21 feet and hand powered racing shells over 35' will be considered by the RomeRock Board of Directors on an individual basis.

d. Any boat over the length limit will be considered by the Board of Directors on an individual basis.

3.2 All operation of a watercraft must comply to its Capacity Plate. (Ohio regulation)

3.3 No watercraft with a toilet or sanitary system capable of discharging in Lake Roaming Rock will be allowed. Only gray water may be directly discharged from watercraft sinks into the Lake. (Ohio regulation)

3.4 Hydro-planes, air-boats, submersible, water-jet packs, wing-in-ground crafts, hovercraft, and house boats are PROHIBITED from being registered on Lake Roaming Rock.

3.5 All power-craft consisting of an inboard will be required to have a fully enclosed cover over the existing engine. No boat shall be altered from the manufacturer's specifications to enhance the noise nor have any opening in said cover to allow any extrusion, resonators, carburetors or devices to enhance noise of the engine.

Any watercraft now registered, or registered prior to July 1, 1985 for power boats or January 1, 1996 for pontoon boats and are in violation of Rule No. 3.1 specifications above, may continue to be registered and operated, but once not registered in any membership year shall forever be banned from the lake. Permission to register and operate a currently registered over length watercraft cannot be transferred to any other Member.

4. OPERATION

4.1 Operator/Member/owner of watercraft are solely responsible for anyone operating their watercraft and will be cited for any rule infraction. (Ohio regulation)

4.2 All watercraft shall travel in a counterclockwise direction. Either direction of travel is acceptable within 75' of shore and at "No Wake" speed. ("No Wake" speed means no faster than needed to maintain direction and maneuverability.)

4.3 ALL watercraft shall have a Coast Guard approved life preserver for EACH person aboard. Children under 10 years of age must wear life preserver at all times while on board. (Ohio regulation)

4.4 Watercraft within (75) seventy-five feet of shore, "No Wake" buoys, swimming areas, in coves and fishing arms, and in areas designated by "NO WAKE" buoys, must reduce speed to "No Wake". (Ohio & local regulation)

4.5 No watercraft passenger may sit, stand, or walk on any area of the watercraft not specifically designated for that movement when the watercraft is underway, except when immediately necessary for the safe and reasonable navigation or operation of the watercraft. (Ohio regulation)

4.6 All watercraft must be operated at reasonable speeds for given conditions and circumstances. (Ohio regulation)

4.7 No watercraft shall be operated in such manner as to create excessive or unreasonable noise. NO person shall remove, alter or modify a muffler/resonator in a way that prevents compliance with this section. No person shall operate or allow to be operated a powercraft with an altered muffler/resonator or muffler cutout or in a manner that bypasses or reduces the effectiveness of any muffler/resonator system. (Ohio & local regulation)

4.7.a Operating or playing of radios, stereos, loudspeakers or similar devices on a watercraft, in such a manner as to create a noise greater than 60 db, at 50 feet from the watercraft is not permitted.

4.8 Sailboats and non-powered watercraft shall have the right-of-way, common sense prevails. All powered craft must maintain a distance of at least fifty (50) feet from non-powered, stationary, and anchored watercraft. (Ohio & local regulation)

4.9 Operators of watercraft towing persons must be aware of appropriate distances and not put the person(s) being towed in danger. (Ohio regulation)

4.10 All watercraft operating after sunset must have running lights (red, green and white) displayed. All boats must display anchor lights (a 360 degree white only, red and green OFF) while anchored or drifting from sunset to sunrise. Canoes, kayaks, rowing shells and some other small non-powered vessels are only required to exhibit a lighted lantern or an electric torch showing a white light in sufficient time to prevent a collision. (Ohio regulation)

4.11 Operating a watercraft while under the influence of alcohol and/or drugs is prohibited. (Ohio regulation)

4.12 Anyone operating a watercraft in a reckless or unsafe manner will be cited and REQUIRED to leave the lake. (Ohio regulation)

4.13 Unorganized racing is not allowed without permission of the RomeRock Association Board of Directors, with input from the Boating Safety Committee.

4.14 No watercraft may be used as a dwelling or overnight camping.

4.15 Disabled watercraft MUST display a international orange distress flag. (Ohio regulation)

4.16 No watercraft may exceed 50 MPH at any time.

4.17 In an emergency the Operation Manager or Board of Directors may declare the lake "No Wake" by prescribed methods.

4.18 Any boat failing to stop for Lake Patrol will be cited and banned for remainder of boating season.

4.19 No "Overnight" docking will be permitted at Beach no. 1 or 2.

4.20 No boats can be beached at Beach 1. Boats may be beached at Beach 2 in the designated areas.

4.21 State requirements for age requirements must be adhered to.

4.22 No watercraft shall use docking lights (head lights) for anything other then docking. (Ohio regulation)

4.23 No person born on after January 1, 1982, shall operate a power craft powered by more than 10 horsepower unless the operator has received a certificate for successful completion of either of the following:

A boat course approved by the National Association of State Boating Law Administrators (NASBLE),

A Proficiency examination approved by the ODNR Division of Watercraft.

4.24 Lake Roaming Rock will be "No Wake" from sunset to sunrise, with the exception of Fireworks night, which is "No Wake" from 8:00 PM till the following sunrise.

5 SKIING/TUBING/TOWING - Please Note: these rules apply to all persons being towed behind a watercraft.

5.1 Water-skiing/tubing/towing is prohibited between sunset and sunrise. (Ohio regulation) NO WARNING GIVEN!
AUTOMATIC CITATION!

5.2 No more than two (2) skiers may be towed simultaneously. No more than one (1) inflatable may be towed.

5.3 ONLY A TYPE III Coast Guard approved flotation device can be worn by a person being towed on water skis or other device and any person operating or riding on a personal watercraft. (Ohio regulation)

5.4 When a skier is being towed, a person other than the watercraft operator, at least ten (10) years of age, must be on board and must observe the progress of the skier at all times. (Ohio regulation) NO WARNING GIVEN! AUTOMATIC CITATION!

5.4.a A red or orange flag must be displayed by the observer when someone being towed is down. The flag must be at least 12 inches square and attached to at least a 24 inch pole, mast or stick. The flag should be displayed as long as the skier/tuber is in the water as a warning to other boaters.

5.5 Dropping a ski off is prohibited.

5.6 Any watercraft towing a person(s) must be able to legally carry the operator, observer, and other passengers AND the person(s) being towed. (1 and 2 passenger personal watercraft may NOT tow anyone!)

5.7 Inflatables that are capable and designed to become airborne while being towed are prohibited.

5.8 Planer-boards, devices towed behind a boat and used for fishing are prohibited.

6 JET SKIS

6.1 Jet Skis must follow the same State and Lake rules of operation as powered vessels.

7 Kayaks & Stand-up Paddleboards

7.1 No person under 12 years of age shall operate any vessel unless under the direct visual and audible supervision of a person who is 18 years of age.

7.2 A vessel under oars may exhibit lights for sailing vessels, but if not, shall have an electric torch or lighted lantern showing a white light in sufficient time to prevent collision. Note: this means an electric white light that is visible 360 degrees, after dusk.

7.3 Per State law ORC 1547.25 one wearable PFD per person must be onboard.

7.4 Per State laws OAC 1501:47-1-07 and ORC 1547.47 kayaks and canoes need registration and tags/numbers but paddleboards do not.

8 RENTAL OR DEMO WATERCRAFT

8.1 All rental watercraft must follow "Boating Rules" of the RomeRock Association including "Registration, Identification, and Specification".

8.2 The RomeRock Association Sticker shall be of a color and size that it can be easily identified as a rental.

8.3 Boats may be rented "ONLY" to RRA members.

8.4 A log of all rentals must be kept and include the following:

- a. Full name and address of RomeRock Association Member renting and RRA membership card number.
- b. Type of boat and size.
- c. "OH" number and "RRA" sticker number of rental.
- d. Date and time of rental and return.
- e. Names of all persons driving boat.

8.5 All renters must have been given a copy of the current watercraft rules and sign that they have read and will obey them.

8.6 Member signing rental agreement is responsible for all rule violations.

8.7 A representative of the marina must be on any other (non-rental) watercraft the marina has on Lake Roaming Rock.

8.8 The marina will be given two (2) "temporary" special stickers for use with demos.

SWIMMING

1. Swimmers from shore must remain within 50 feet of the shoreline, except in areas designated and clearly marked.
2. Swimmers from an anchored boat must remain within 20 feet of the boat and must comply with any request from the Lake Security to move out of an area due to traffic or safety considerations.

PENALTIES FOR VIOLATIONS OF RULES AND REGULATIONS

Violation of any boating rule and any state of Ohio law in any one (1) membership year:

First Offense-\$100 to be paid within 30 days of citation.

Second Offense - \$200 to be paid within 30 days of citation.

Third Offense- \$300 to be paid within 30 days of citation and loss of membership rights (except for ingress, egress), use of lake and the right to vote.

FAILURE TO PAY THE PENALTY IN 30 DAYS shall result in a charge of \$50 the first day of each month and every calendar month thereafter and in addition the Board of Directors may by majority vote to suspend all membership rights of the member.

RENTAL POLICY AND SPECIAL MEMBERSHIP

SECTION 1 An applicant who rents Roaming Shores property desiring Special Membership shall apply to the Association office, provide all information deemed

necessary, and agree to be responsible for and remain in compliance with all Rules and Regulations, this pertains to renter, renter's spouse, renter's family members, and renter's Guests while upon Association properties and facilities.

SECTION 2 Special Membership, defined, includes renter, renter's spouse, and renter's unmarried children living at home. Each shall be entitled to a family pass, and be entitled to the use of facilities. A delinquent Member is not eligible for Special Membership.

SECTION 3 Other family members and friends of the renter are considered Guests and shall only be permitted upon Association properties and facilities when accompanied by a card-carrying Special Member. Each Special Membership Unit is limited to nine Guests at any one time. A delinquent Member may not be a Guest.

SECTION 4 While the Special Membership year begins May 1st of any one year and ends April 30th of the next year, fees paid by the renter for Special Membership are not subject to prorating or assignment regardless of rental period. Fees may or may not be the same as for property owners and may differ according to class of renter.

SECTION 5 The rental period shall be for 28 days or more, and proof of such agreement is required. No membership rights shall be granted for a period of less than 28 days. Special Membership ends the day and hour the rental period ends and all rights revert immediately to the owner. All watercraft shall be removed prior to this time or considered abandoned and the owner subject to charge of trespass.

CLASSES OF RENTERS/SPECIAL MEMBERS

SECTION 6

Class I Owner has one property, pays all charges and agrees in writing to give up Active Membership except for the right to vote. The owner may authorize a Special Member to vote

on an eleven-month basis by executing a Special Member Voting Proxy supplied by the RRA Office.

The renter pays a fee for any boat permits. Proof of ownership and insurance are required.

Class II Owner has more than one property, and pays all charges on every property owned.

The renter(s) pays a fee for any boat permits. Proof of ownership and insurance are required.

SECTION 7 Violation of any Rule or Regulation by the Special Members, family members, or Guests, while upon Association property may, at the discretion of the General Manager or Association officer result in limitation or revocation of Special Membership.

DISPOSAL OF YARD WASTE RULES

1. Property owners or contractors are prohibited from placing grass clippings, leaves, branches or yard debris of any kind into the lake, ditches, culverts or swales.
2. Dumping on RomeRock lots and other Members vacant lot(s) without permission and on or along road right-of-ways is prohibited.

SMOKING IN CLUBHOUSE

There will be no smoking in the clubhouse.

HARVESTER

The harvester will cut weeds in the lake upon the notification by lot owner who has posted the correct signs designating their property to be cut and notified the office of their request.

CLUB APPLICATION

1. All clubs must agree to abide by all the rules and regulations of RomeRock Association.
2. All clubs must fill out the appropriate club application form.
3. All clubs must renew their forms once a year upon election of new officers.

ROADS

1. All of the roads and streets within the Roaming Rock Shores Subdivision, excepting only those owned and maintained by the Village of Roaming Shores, are hereby designated as private, restricted traffic thoroughfares, and no commercial vehicles (defined as any vehicle required to be licensed as such by the State of Ohio) and no vehicle having a gross vehicle weight rating of 26,001 pounds or more shall travel thereon, excepting only the following:
 - a. Vehicles temporarily used for or in connection with the construction of a dwelling or other approved structure on a lot located within the Roaming Rock Shores Subdivision;
 - b. Fire trucks and other public safety vehicles;
 - c. School buses;
 - d. A vehicle receiving goods from or making deliveries of goods or services to a lot within the Roaming Rock Shores Subdivision along such private, restricted traffic thoroughfares provided, however, that any such vehicle shall enter and leave such restricted traffic thoroughfares by the nearest intersecting public roads and streets; and
 - e. Such other vehicles as may be granted a special permit by the Board of Directors of RomeRock Association, Inc. upon such terms and conditions as shall be determined in the sole discretion of the Board of Directors.

DRIVEWAYS AND ACCESS EASEMENTS

1. No driveway shall encroach upon or cross an existing lot line of record without the prior written consent of the Board of Directors of RomeRock Association, Inc.
2. No lot or property designated as a lot or subplot within the Roaming Rock Shores Subdivision shall be used as a driveway, access easement, or road for the purpose of providing access to or from any property that is not located within the Roaming Rock Shores Subdivision.

Adopted 8/16/07

ROAD BONDS

8/2/18

1. No construction, alteration, or remodeling of any structure shall commence unless the Property Owner has been issued all requisite permits from the Village of Roaming Shores and deposited with RomeRock Association, Inc. a cash bond in the amount prescribed by the Board of Directors from time to time. The bond shall insure against damage to the Association's roads, culverts, and other facilities and improvements that may occur during construction and the removal of all debris and rubbish associated therewith. The amount of the bond may vary depending upon the nature of the construction and work to be completed. The amount of the bond shall not be less than \$1,500.00 nor more than \$5,000.00.
2. The Association shall have the right to require the Property Owner to produce copies of the permits issued by the Village of Roaming Shores, improvement plans, and other pertinent documentation reasonably related to a determination of the nature of the intensity of the construction and vehicular travel involved in connection therewith.
3. The Property Owner is responsible for notifying the Association's Office when the construction completed and requesting a refund of the road bond by completing and signing the appropriate form prescribed by the Board of Directors. If the Property Owner fails to apply in writing for a refund of the road bond within 2 years of the date on which the bond was deposited, the Association may deem the road bond forfeited.
4. No portion of the road bond shall be refunded until the Association is able to inspect the construction site and roads to assess whether any damage has occurred and all

debris and rubbish have been properly disposed of. The Association can require proof that construction is complete by requiring appropriate documentation, including, but not necessarily limited to, copies of any "as built" survey or plans required by and any occupancy permit issued by the Village of Roaming Shores.

5. The Association shall have the right to complete reasonable repairs and/or cleanup and pay the cost and expense thereof out of the deposited funds.
6. If during the course of construction the Association has reason to believe that the amount of the bond deposited may not be sufficient to cover existing or possible damage, the Association can required additional cash to be deposited before construction ban continue.
7. The Board of Directors reserves the right to prohibit certain types or weights of vehicles and periods of travel to minimize the risk of damage to the Association's roads, culverts and other facilities and improvements.
8. Operational Manager makes the final decision.

WATER QUALITY

Revised 5/27/10

No substances, materials or products intended or applied for the removal, treatment, or control of aquatic plants or animals, including, without limitation, chemicals and aquatic herbicides, shall be placed permitted to be placed, or caused to be placed in the waters of Lake Roaming Rock without the prior approval of the Board of Directors, and such approval may be conditioned upon or subject to such reasonable terms and conditions as the Board of Directors deems appropriate.

There will be a fine of \$1,000.00 for any person putting in unauthorized pesticides or weed killer into the lake.

GENERAL RULES AND REGULATIONS:

PENALTIES FOR VIOLATIONS

COVENANTS AND RESTRICTIONS - The Covenants and Restrictions are of utmost importance to the administration of the property owners Association.

1. Loss of membership rights, except for the right of ingress,

egress, and the right to vote shall be immediate upon notification by mail to the address on record, or in person.

2. Upon said notification the owner shall have two weeks from the date of the letter or the personal citation to establish a plan, in writing, to correct the violation within 30 days. temporary rights shall be returned during this period.

3. Failure to do so shall result in penalties as follows:

- a. Continued loss of membership rights,
- b. \$50 penalty for the remainder of the calendar month of the original citation month, and
- c. \$50 additional penalty shall be imposed the first day of each and every calendar month until in full compliance.

RULES AND REGULATIONS

1. Penalties:

- a. First offense - \$100 to be paid within 30 days of citation.
- b. Second offense- \$200 to be paid within 30 days of citation.
- c. Third offense - \$300 and loss of membership rights except for ingress, egress, and the right to vote.

2. Failure to pay the penalty in 30 days shall result in a charge of \$50 the first day of each month and every calendar month thereafter and in addition the board of directors may by majority vote limit membership rights as above.

3. Other penalties and provisions may appear elsewhere within the various documents of the Association, the greater penalty may be imposed.

4. At the discretion of the citing person, a warning may be given for an initial offense by writing across the citation the word "warning" and be hand delivered to the person in violation (a family member as agent for the owner may receive the citation). This shall be followed by a letter with a copy of said citation to the owner at the address of record and also made a part of the file of that owner.