

## **RULES AND REGULATIONS OF ROMEROCK ASSOCIATION, INC.**

*Revised 10/26/2024*

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 owner's association is known as "RomeRock Association, Inc.". It has been legally incorporated in the state of Ohio as a ~~non~~-not-for-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 elect 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.

## DIGITAL MEMBERSHIP CARDS

*Revised 4/9/2024*

Digital Membership cards will be issued to each Active Association Member (member in good standing) through approved distribution methods. ~~upon payment of all dues, fees and assessments for each membership year and all membership paperwork filled out.~~ Digital cards may be issued validated upon request of the Active Member through the RRA Membership Card Portal. The card member's name and lot number must be presented given upon the request of Association officials and security personnel to ensure that only Active Members (Members in Good Standing) are exercising the privileges of using Association facilities. Digital cards are not transferable to anyone, and abuse of the digital card may subject it to confiscation or deactivation by Association officials or security personnel. RomeRock Association, Inc. Cards Member's name and lot number must be shown given 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 for verification purposes. 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. Upon request, identification must be shown to match the name on the membership card. If the portal or internet is down at the time of check in, the property owner will be required to sign in with full name and lot number as requested by personnel.

*Reason: Member and guest passes are digital- we no longer issue paper cards. Updated to reflect the current distribution method for membership cards.*

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 digital card is from May 1st to April 30th.

## OWNER RESPONSIBILITIES

1. ~~Property owners are responsible for~~ Keeping their mailing address contact information current at the Association office in their property owner portal. This is important to ensure receipt of the RomeRock news, meeting notifications, bills, and other important information.  
~~Direct all mail and correspondence to: RomeRock Association, Inc., P.O. Box 8, Rome, Ohio 44085- Phone 440-563-3170.~~
2. Keeping Informed on what is going on in the community. This information is available through attending the Regular Board of Directors Meetings, the Annual Meeting of the Active Members, official

publications of the RomeRock Association, Inc., and by contacting the office personnel at 440-563-3170.

3. Personal conduct, treating all personnel, directors, and committee members with courtesy and politeness. There is zero tolerance for the following:
  - a. Abusive language, and addressing them inappropriately
  - b. Showing up at their personal homes for matters that should be handled at the office or through other means of communication.
  - c. Physical contact regardless of its severity

\*Failure to comply with a., b., or c. may result in but will not be limited to immediate dismissal from the premises, loss of membership rights for the member and their guests, citations with fines, and the involvement of law enforcement.

Reason: to clarify owner responsibilities in updating personal information and personal conduct

#### TRANSFER OF PROPERTY

*Revised 4/9/2024*

1. Before the transfer of any property, the owner or agent 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. Notify the Association office when you record or transfer your deed.

#### GUEST POLICY RULES

*Revised 4/9/2024*

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 **digital** card will be ~~issued~~ **approved and validated** ~~to~~ for the Permanent Guest **through the membership card portal once the proof of residency requirement is met**. The **digital** 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 **digital** card will be ~~issued~~ **approved and validated** ~~to~~ for 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~~ **through the membership card portal** by the Active Member. An appropriate ~~Guest~~ **digital** card will be issued (without cost) for the year. **Permanent and Immediate Family Guests have the right to choose to NOT register for a digital card with RomeRock Association, Inc. Individuals that qualify as a Permanent or Immediate Family guest that DO NOT register on the Member Card Portal will fall under the category "Other Guest" and must be accompanied by the Active Member at all times.**

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

Active Members who DO NOT have any Immediate Family members may request up to two (2) **digital** cards **for (2) guests. These guests will remain the approved guests for that membership year.** Requests **must be made annually and** will be considered on an individual basis.

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

The Active Member **digital** card (s); the Permanent Guest **digital** card; and the Immediate Family Guest **digital** card carry the following limitations on the number of Other 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 the pools 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 **with a valid digital card** 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 **valid** Member or Guest **digital** card to swim at association pools or the lake. They can use all other open 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 and three (3) rentals per calendar year of the Clubhouse and/or the rental pavilion. Only one (1) rental may occur during the months of June-August. These events

must be registered at the Association office. Note: if you are planning on using the pool 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.

*Reason: Updated Verbiage for digital cards to match current distribution method and added clause that permanent/ immediate family guests may choose to not register on the portal and UNREGISTERED guests that qualify for a digital card will fall under "other guest" and must be accompanied by the member.*

#### POOL RULES

*Revised 4/9/2024*

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 **must be worn** ~~for~~**by** 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 an ~~carded~~ active member/guest **with a valid digital card** 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. NO diving or flips.
16. NO large inflatable objects are permitted in the pool areas. Floatation devices may be used at the discretion of the gate guards(s).
17. In the absence of a gate guard, swimming is at your own risk.
18. RRA pools will be open Memorial Day weekend and close Labor Day.
19. Pools will be closed for 15 minutes from last time 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 up to a \$100 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

*Revised 4/9/2024*

### 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. Swimming at the beaches is at your own risk.
- F. No foul or abusive language.
- G. No boats may 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, 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 pets 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 \$200.
- G. It shall be prohibited to park any vehicle, watercraft, mobile home, trailer camper and the like at any R.L. lot overnight.
- Adopted 4/9/24*

## Tennis/Pickleball Courts

- A. Use courts at your own risk.
- B. No food, glass or alcoholic beverages.
- C. No pets.
- D. No bicycles, rollerblades, or skateboards.
- E. Proper footwear required. No black soles.

F. Court for Active RRA Members and their guests only.

G. Do not abuse net or other equipment.

*Adopted 4/9/24*

#### 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*

#### LOWERING OF THE LAKE

*Revised 4/9/2024*

Lake Roaming Rock will be lowered as necessary with the approval by the Board of Directors.

#### BOATING, SKIING AND SWIMMING RULES

*Revised 4/9/2024*

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

- S/L 1.1 All watercraft must have current membership identification decal with RomeRock Association located on the stern of their boat and have the state registration on board for that watercraft.
- L 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.
- L 1.3 Proof of ownership by state registration and certificate of title (if applicable) must accompany the request for the membership identification decal. Title required only when registering a watercraft with the RRA the first time." (A valid "bill of sale" may be used for temporary registration only.)
- L 1.4 Current state registration and title may be used for RomeRock Association membership identification decal. Original or certified copy of title required the first time a watercraft is registered with the RRA.
- S 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.

### 2. IDENTIFICATION

- L 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 above the waterline. Alternate placement arrangements may be made with the RomeRock Association office.
- S 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.
- L/S 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.
- L 2.4 Watercraft with only electric trolling motors are not required to register with the RRA ; they are only required to display a valid state tag and registration number and lot number.

### 3. SPECIFICATIONS

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

- L a. Any deck boat with full hull will not be considered a pontoon boat and must adhere to the 21 foot length limit.
- L b. A pontoon boat can have no more than three (3) independent pontoons to support the deck and be no longer than 28 feet.
- L 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.
- L d. Any boat over the length limit will be considered by the Board of Directors on an individual basis.
- S 3.2 All operation of a watercraft must comply to its Capacity Plate.
- S 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.
- L 3.4 Hydro-planes, air-boats, submersibles, water-jet packs, wing-in-ground crafts, hovercraft, hydrofoils, house boats and motorized power boards (e.g. surfboards, body boards, jet boards and hydrofoils) are PROHIBITED from Lake Roaming Rock.
- L 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.
- L \*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. 1 IN THE 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 OVERLENGTH WATERCRAFT CANNOT BE TRANSFERRED TO ANY OTHER MEMBER. ANY WATERCRAFT, NOT PREVIOUSLY REGISTERED, MUST COMPLY WITH THE ABOVE SPECIFICATIONS.
- 4. OPERATION
- S 4.1 OPERATOR/MEMBER/OWNER OF WATERCRAFT ARE SOLELY RESPONSIBLE FOR ANYONE OPERATING THEIR WATERCRAFT AND WILL BE CITED FOR ANY RULE INFRACTION.
- L 4.2 All watercraft shall travel in a counterclockwise direction. Either direction of travel is acceptable within 75' of shore at "NO WAKE" speed. ("NO WAKE" speed means no faster than needed to maintain direction and maneuverability.)
- S 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.
- S/L 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".
- S 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.

- S 4.6 All watercraft must be operated at reasonable speeds for given conditions and circumstances.
- S/L 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.
- L 4.7. a Operating or playing of radios, stereos, loudspeakers or similar devices on a watercraft, in such a manner as too create a noise greater than 60 db, at 50 feet from the watercraft is not permitted.
- L/S 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.
- S 4.9 Operators of watercraft towing persons must be aware of appropriate distances and not put the person(s) being towed in danger.
- S 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
- S 4.11 Operating a watercraft while under the influence of alcohol and/or drugs is prohibited.
- S 4.12 Anyone operating a watercraft in a reckless or unsafe manner will be cited and REQUIRED to leave the lake. Per State law ORC 1547.07 Unsafe vessel operation includes, without limitation, any of the following:
- a. A vessel becoming airborne or completely leaving the water while crossing the wake of another vessel at a distance of less than one hundred feet, or at an unsafe distance, from the vessel creating the wake;
  - b. Operating at such a speed and proximity to another vessel or to a person attempting to ride on one or more water skis, surfboard, inflatable device, or similar device being towed by a vessel so as to require the operator of either vessel to swerve or turn abruptly to avoid collision;
  - c. Operating less than two hundred feet directly behind a person water skiing or attempting to water ski;
  - d. Weaving through congested traffic.
- L 4.13 Unorganized racing is not allowed without permission of the RomeRock Association Board of Directors, with input from the Boating Safety Committee.
- L 4.14 No watercraft may be used as a dwelling or overnight camping.
- S 4.15 Disabled watercraft MUST display an international orange distress flag.

- L 4.16 No watercraft may exceed 50 MPH at any time.
- L 4.17 In an emergency the ~~Operations~~ **Maintenance** Manager or Board of Directors may declare the lake "NO WAKE" by prescribed methods, currently flashing amber lights at Clubhouse, Beach 2, Marina and 6-12 locations on private docks located around the perimeter of the Lake.
- L 4.18 Any boat failing to stop for Lake Patrol will be cited and banned for the remainder of boating season.
- L 4.19 No "OVERNIGHT" docking will be permitted at beach no. 1 or 2
- L 4.20 No boats can be beached at Beach 1. Boats may be beached at Beach 2 in the designated areas.
- S 4.21 State requirements for age requirements must be adhered to.
- S 4.22 No watercraft shall use docking lights (head lights) for anything other than docking.
- S 4.23 No person born on or after January 1, 1982, shall operate a powercraft powered by more than 10 house power unless the operator has received a certificate for successful completion of either the following:
- A boating course approved by the National Association of State Boating Law Administrators (NASBLA),
  - 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.
- S 5.1 Water-skiing/tubing/towing is prohibited between sunset and sunrise. NO WARNING GIVEN! AUTOMATIC CITATION!
- L 5.2 No more than two (2) skiers may be towed simultaneously. No more than one (1) inflatable may be towed.
- S 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.
- S 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. NO WARNING GIVEN! AUTOMATIC CITATION!
- L 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 down in the water as a warning to other boaters.
- L 5.5 Dropping a ski off is prohibited.

- L 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!)
- L 5.7 Inflatables that are capable of and designed to become airborne while being towed are prohibited.
- L 5.8 Planer-boards, devices towed behind a boat and used for fishing are prohibited.
- L 5.9 Boats operating in wake-surfing mode are required to navigate toward the center of the lake and to maintain a distance of 250 feet or more from shore.  
*Adopted 4/9/24*
- 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.
  - S 7.3 Per State law ORC 1547.25 one wearable PFD per person must be onboard.
  - S 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.
  - L 7.5 Kayaks and Stand-Up Paddleboards must display a LOT NUMBER in three (3) inch numbers of a contrasting color at the top rear of the watercraft.
  - L 7.6 Kayaks and Stand-Up Paddleboards shall stay within 75ft from shore unless crossing the lake or in an inlet.
- 8. ~~RENTAL~~ TESTING OR DEMO WATERCRAFT
  - L 8.1 All ~~rental~~ watercraft **being tested for purpose of purchase** must follow "Boating Rules" of the RomeRock Association including "Registration, Identification, and Specification".
  - L 8.2 ~~The RomeRock Association Sticker shall be of a color and size that it can be easily identified as a rental.~~ **A request to test watercraft must be completed with the Association Office.**
  - L 8.3 ~~Boats may be rented~~ **A request to test watercraft may "ONLY" be approved** ~~to~~ for RRA members **and must be scheduled with the Office Manager.**
  - L 8.4 ~~A log of all rentals must~~ **file will** be kept and include the following:

- L a. Full name and address of RomeRock Association member ~~renting~~ **testing the watercraft** and **verification of a valid RRA digital** membership card ~~number~~.
- L b. **Completed form to request to test watercraft including** Type of boat, color, and size.
- L c. ~~"OH" number and "RRA" sticker number of rental~~. **Current state registration is required (office will make a copy), and proof of insurance coverage.**
- L d. Date and time ~~of rental and return~~ **the watercraft will be tested** (see the form "Request to Test Watercraft" for details).
- L e. ~~Names of all persons driving boat~~. **Only the member requesting and approved to test watercraft may drive the watercraft.**
  
- L 8.5 All ~~renters~~ **members who wish to test watercraft** must have been given a copy of the current watercraft rules and **must Sign a Marine Watercraft Liability Waiver**.
  
- L 8.6 **The** Member signing ~~rental agreement~~ **the request to test watercraft** is responsible for all rule violations.
  
- L 8.7 A representative of the marina must be on any other (non-rental) watercraft the marina has on Lake Roaming Rock.
  
- L 8.8 The marina will be given two (2) "temporary" special stickers for use with demos.

**Reason: Remove rental since this no longer exists and added testing of watercraft. We currently have a policy and a request to test watercraft but it is not in the rules and regs.**

## 9. BOAT RAMP GATE

- L 9.1 – Access to the lake is restricted to Active RRA Members and their permanent and immediate family guests.
  - a. Active Members who register one or more watercraft with the RRA may purchase a single key fob per membership unit from the RRA for the purpose of accessing the lake through the boat ramp gate.
  - b. Replacement fobs may be purchased in the event a fob is lost. The lost fob will be deactivated.
  - c. Key fobs may be deactivated by the RRA in the event that the member becomes inactive or does not register a watercraft in the current Membership year.
  
- L 9.2 – Members may not allow unauthorized watercraft to access the lake.

## 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

*Revised 4/9/2024*

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

First Offense-Up to \$250 to be paid within 30 days of citation.

Second Offense – Up to \$350 to be paid within 30 days of citation.

Third Offense- Up to \$450 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 up to \$500 and in addition the Board of Directors may by majority vote to suspend all membership rights of the member.

### RENTAL POLICY AND SPECIAL MEMBERSHIP

*Revised 10/26/2024*

Only Active Members may lease property to a third party. Any Active Member may lease such Member's property subject to the following terms and conditions.

- SECTION 1 All leases shall be in writing and a duly executed copy must be provided to the Association office not less than (1) day before the beginning of the lease term. Leases of unimproved lots (a lot without a dwelling) for any term or duration are prohibited. No lease of an improved lot (a lot with a dwelling) shall be for a term of less than twenty-eight (28) consecutive days, and no more than three (3) times per calendar year. The year in which the lease term commences shall determine the year in which the lease occurs. All of the terms, conditions and provisions of the Association's Rules and Regulations, Bylaws, and the Declaration recorded at Book 480, Page 2211, Ashtabula County Recorder's Office, all as have been or may be amended from time to time (collectively the "Governing Documents") shall be applicable and enforceable against any person occupying the property as a tenant or Guest to the same extent as the property owner, and the lease shall contain or be deemed to contain a covenant on the part of the tenant and each occupant of the property to abide by the Governing Documents, designating the Association as the property owner's agent and granting the Association the authority to terminate any lease and evict the tenant in the event of violations by the tenant of such covenant. The property owner shall be liable for all damages, losses, costs and expenses, including reasonable attorney fees, arising out or pertaining to any violation of the Governing Documents committed by such owner's tenant and the tenant's spouse, family members, Guests and invitees without prejudice to such owner's right to collect any sums paid from the tenant. No subleasing or assignment of lease rights shall be permitted.
- SECTION 2 Any property owner wishing to obtain Special Membership for the tenant shall apply to the Association office, provide all information deemed necessary or appropriate, and agree to be responsible for and remain in compliance with all Governing Documents.
- SECTION 3 Special Membership may only be granted for the tenant, the tenant's spouse, and the tenant's unmarried children residing at the leased property, each of whom may be entitled to a family pass and the use of facilities. A delinquent Member is not eligible for Special Membership.
- SECTION 4 Other family members and friends of the tenant are considered Guests and shall only be permitted upon Association properties and facilities when accompanied by a ~~card-carrying~~ Special Member **with a valid digital membership card**. Each Special Membership Unit is limited to nine Guests at any one time. A delinquent Member may not be a Guest.

- SECTION 5 While the Special Membership year begins May 1st of any one year and ends April 30th of the next year, fees paid by the tenant for Special Membership are not subject to prorating or assignment regardless of rental period. A Special Membership fee of \$250 Annually shall be paid by the Special Member. Fees may or may not be the same as for property owners and may differ according to class of renter as determined in the sole discretion of the Association's Board of Directors.
- SECTION 6 No Special Membership Rights shall be granted for a period of less than 28 days. Special Membership ends immediately upon the expiration or termination of the lease and all rights revert immediately to the property owner. The tenant's watercraft shall be removed on or before the expiration and termination of the lease and, if not, shall be considered abandoned and the property owner shall be responsible for all liabilities, costs and expenses, including reasonable attorney fees, incurred in connection with the disposal or removal thereof.
- SECTION 7 A written lease of an unimproved lot in effect at the time of the effective date of this Section 7 may be continued provided, however, that if the lease is terminated or not renewed for any period of time, the lease of such unimproved lot shall thereafter be prohibited pursuant to Section 1 above. No lease of an unimproved lot in effect as of the effective date of this Section 7 shall be assigned in any manner to a different tenant(s) or otherwise and any such assignment shall constitute a termination of the lease and the lease of such unimproved lot shall thereafter be prohibited pursuant to Section 1 above.

#### CLASSES OF RENTERS/SPECIAL MEMBERS

#### SECTION 8

- Class I If the Member has one property, the Member shall pay all Association charges and shall agree in writing to give up Active Membership except for the right to vote. The Member 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(s) shall pay all applicable fees for any boat permits. Proof of ownership and insurance are required.

- Class II If the Member has more than one property, the Member shall pay all Association charges for every property owned.

The renter(s) shall pay all applicable fees for any boat permits. Proof of ownership and insurance are required.

- SECTION 9 The violation of any term, condition or provision of the Governing Documents, including but not limited to the Rules and Regulations, by the Special Member(s), the Special Member's family members, or Guests may, at the discretion of the Association Office Manager or Association officer, result in the limitation, suspension or revocation of the Special Membership.

- SECTION 10 The property owner shall indemnify and hold the Association harmless for all damages, losses, costs and expenses, including reasonable attorney fees, arising out or pertaining to any violation or enforcement of the Rules pertaining to rentals and Special Memberships. In addition, each day that a tenant occupies the property in violation of the rule requiring a



minimum term of twenty-eight (28) consecutive days shall be deemed to be a separate offense for the purpose of determining the applicable fine and/or penalty.

### DISPOSAL OF YARD WASTE RULES

*Revised 4/9/2024*

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. Property owners are responsible for violations of this rule incurred by their contractor.
2. Dumping on RomeRock lots and other Members vacant lot(s) without permission and on or along road right-of-ways is prohibited.
3. Any tree that falls in the lake from a member's property is the responsibility of the property owner to remove. Should the tree be removed by the association, the RRA will charge the property owner for removal at a reasonable rate determined by the Maintenance Manager.

Penalties for Violations of Rules and Regulations for Disposal of Yard Waste:

- a. First offense: Up to \$500 to be paid within 30 days of citation
- b. Second offense: Up to \$1,000 to be paid within 30 days of citation
- c. Third offense Up to \$2,000 and loss of membership rights except for ingress, egress, and the right to vote.

Failure to pay the penalty in 30 days shall result in a charge of \$50 for the first day of each month up to \$500 and in addition the board of directors may by majority vote limit membership rights as above.

### HARVESTER

*Revised 4/9/2024*

At the discretion of the RRA the harvester will cut weeds in the lake upon the notification by lot owner who has notified the office of their request. Member's lot number must be visible from the lake. Harvest can only clear a channel as it is not designed for operation close to docks.

### CLUBHOUSE USE AND RENTAL

*Revised 4/9/2024*

By request, the Clubhouse may be used by Active Members and Approved Clubs of the RomeRock Association who have completed and returned an application with the RomeRock Association office. Rules regarding rental procedures and appropriate use of the Clubhouse will be defined in the application.

There will be no smoking in the clubhouse.

### 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

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*

#### 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.

#### ROAD BONDS

*Revised 10/26/2024*

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. \$1,500 of the Road Bond for New House Construction is Non-Refundable.

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~~ Maintenance Manager makes the final decision.

#### CULVERTS

1. No culvert for driveways and/or roadsides on Association-owned roads\* shall be installed without the prior written approval of RomeRock Association.

\*All roads within the Roaming Rock Shores Subdivision are Association-owned roads with the exception of the following roads or sections or roads owned by the Village of Roaming Shores:

- Rome Rock Creek Rd
  - Roaming Rock Blvd
  - Knowlton Entrance to Beaver Dam (Morning Star Dr & Flame Lake Dr)
2. Any property owner wishing to install a culvert must complete such application, provide such information, details, plans and specifications, and permit such inspection(s) as RomeRock Association, Inc. may prescribe from time to time.

*Adopted 10/26/2024*

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

*Revised 4/9/2024*

1. General Penalties:
  - a. First offense – Up to \$250 to be paid within 30 days of citation.
  - b. Second offense- Up to \$350 to be paid within 30 days of citation.
  - c. Third offense – Up to \$450 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 up to \$500 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; 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 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.