

Summary of RRA Maintenance Items

(Refer to the RRA Rules and Regulations for details and complete information.)

Residents and property owners must comply with all local, state and federal laws in addition to the rules and regulations of the RomeRock Association (RRA). Property owners must prevent conditions which may create unsafe conditions, attract pests or vermin, or otherwise create neighborhood blight or property value decline.

1. **Exterior Maintenance of Structures** - All structures including but not limited to homes, decks, garages, sheds, fences, docks, etc. must be maintained in proper condition. Excessive peeling paint, broken glass, unfinished surfaces, deteriorating materials and other unkept or unsafe conditions must be repaired or removed at the owner's expense.
2. **Trash and Garbage** - All lots must be free of trash, litter, garbage, excessive debris, unregistered vehicles and deteriorating items. Outdoor waste containers must be clean, well-maintained and securely closed at all times.
3. **Vehicles** - Lots must be free of non-working and/or unregistered vehicles. Commercial vehicles (other than a resident's primary work vehicle up to 1-ton payload trucks) and equipment are only permitted during active construction, repairs and renovations on the property. Recreational vehicles are permitted but the types, condition and numbers are limited by the RRA Rules and Regulations.
4. **Parking** - Right-of-way parking must comply with local ordinances and not pose safety hazards. Vehicles parked other than on the right-of-way must have the permission of the property owner.
5. **Signage** - Signs are limited to 18" x 24" and may not be vulgar, obscene or threatening. Signs may only be posted with the permission of the property owner. Signs may not be placed in the right-of-way.
6. **Landscaping** - Lawns may not exceed 8" in height. Overgrown and/or invasive plants should be removed or maintained. Leaves, clippings and debris must be properly disposed of by the property owner or their designee. NO dumping into lake or culverts!
7. **Play Areas and Gardens** - Areas must be kept free of debris and meet all setback requirements. Permanent, decorative, seasonal and temporary fencing must be well-maintained and comply with local building codes.
8. **Compost Piles** - Composting must be properly contained and is limited to rear or side yards. No materials which create odors or attract animals may be included.
9. **Outdoor Decor** - No vulgar or obscene decor is permitted. Outdoor decor should not impede lake views.
10. **Lighting** - Outdoor lighting must not cause a nuisance to neighbors or impact safe travel on land or water.
11. **Lakeside Structures and Recreational Items** - Docks, seawalls and lakeside structures must comply with local building codes. Inflatable or temporary items must be safely anchored close to shore and not impede boat traffic.
12. **Water Features** - Decorative garden ponds, fountains, aerators and lights must be within property setbacks and shall not infringe on neighbors or boat traffic.
13. **Animals** - Only household pets in reasonable numbers are permitted. No animal sales, breeding or outdoor kennels are permitted.

Violation Process:

- Verbal Notice
- First Written Notice: Citation; 10 business days to resolve or appeal
- Second Written Notice: \$50 fine and deadline to comply determined
- Third Written Notice: \$50 fine daily to a maximum of \$5,000 and possible loss of membership rights and/or legal action

PROPERTY OWNER(S) MAY APPEAL CITATIONS OR REQUEST EXCEPTIONS TO ANY MAINTENANCE REQUIREMENT OR CITATION BY SUBMITTING THE PROPER PAPERWORK TO THE RRA OFFICE.