



# Roaming Shores Village

## Zoning and Ordinances

THE “RAP” FOR NEW PROPERTY OWNERS  
[WWW.ROAMINGSHORES.OH.GOV](http://WWW.ROAMINGSHORES.OH.GOV)

### Important Facts You Should Know as a New Property Owner/Resident

1. **Fees.** All owners of unimproved lots must pay an “available for use” water/sewer fee of \$26.66 every two months; an option is available to change the fee to \$7 if an improved metered lot is consolidated with an unimproved lot.
2. **Sewers.** Contrary to public perception the water and sewer rates in the Village are not high, but rather about middle of the pack when compared to other northeast Ohio municipalities.
3. **RRA.** As a deed restriction all owners of originally plotted lots must belong to the homeowner’s association (i.e., Rome Rock Association).
4. **Responsibilities.** The Village is the government for the community; the association is a wonderful homeowner’s organization that happens to also maintain streets and recreation areas.
5. **Boundary.** With a few exceptions, the boundary line for the association is the same as the Village limits.
6. **Private.** Lake Roaming Rock (our lake) is private! If you don’t own a lot in Roaming Shores you are not allowed to use or boat on the lake.
7. **Addresses.** The property lots in the village were addressed by the original developer in a confusing and non-traditional fashion. Your friends and family will love to visit you in Roaming Shores, but they may struggle at first to find your home. Both street and dock front addresses are required on all homes
8. **4<sup>th</sup> of July.** Our annual Independence Day fireworks display may well be the largest and best around for a community our size.
9. **Services.** Our community shares two different post offices’ in Rock Creek (44084) and Rome (44085) and our kids attend schools in the Jefferson and Grand Valley School District.
10. **Residents.** Roaming Shores’ used to be comprised of mostly “snow birds,” but not anymore. More than three fourths of our residents now live in the Village year-a-round.
11. **Police.** Our police will always stop strangers and ask them if they need directions.
12. **Residential only.** Roaming Shores is an unapologetic residential community with a marina and a restaurant as its only businesses.
13. **Everything gets a permit.** The construction of permanent and fixed structures in the Village requires zoning permits issued by the Village Hall at 2500 Hayford Road.
14. **Signs.** Front yard signs are not allowed in the street right-of-way, which is 30’ from the center line of the road.
15. **FMI.** For more information and hours of operation for the Village or the Rome Rock Association, please reference [www.roamingshoresOH.gov](http://www.roamingshoresOH.gov) or [www.roamingshores.org](http://www.roamingshores.org)