



ROMANCOKE
ON THE BAY
IMPROVEMENT ASSOCIATION, INC.
229 Allegany Road Stevensville, MD 21666

ROMANCOKE ON THE BAY IMPROVEMENT ASSOCIATION
SEPTEMBER 21, 2025
BALLOT

Vote 1: Board of Directors

Below please find the names of the Candidates running for the Board of Directors. The following Directors will be elected for a two (2) year term from 2025-2027.

_____ Vice President – Kirk Weiskopf
_____ Vice President - _____ write-in
_____ Treasurer – Jean Parker (Acting)
_____ Treasurer - _____ write-in
_____ Delegate – Maureen Fout
_____ Delegate – Anna Cuzzo (Acting)
_____ Delegate - _____ vacant #7

Persons considering Executive Office (President, VP, Treasurer, Secretary) must have been in “Good Standing (dues paid)” the year prior to running for office.

Vote 2: Proposed Amendment

Vote on the proposed amendment to current Romancoke On the Bay covenants and restrictions Section 7 regarding the ban on use of “lots or residences for any trade or business.”

- 7. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE OR KEPT THEREON WHICH MAY BE OR BECOME ANNOYANCE OR NUISANCE TO THE NEIGHBORS.**
- a. LOT OWNERS MAY LEASE THEIR RESIDENCES IN ROMANCOKE ON THE BAY TO RESIDENTIAL TENANTS, BUT NO LEASE SHALL BE FOR A PERIOD OF TIME LESS THAN SIXTY (60) DAYS.**
- b. NO LOT OWNER(S) OR TENANT MAY UTILIZE SAID LOT OR RESIDENCE IN MANNER OF INN-KEEPING OR AS A HOTEL, HOSTEL, MOTEL OR SIMILAR TYPE OF PURPOSE OR CHARGE VISITORS FOR STAYING OR LIVING AT THEIR RESIDENCE.**
- c. ENFORCEMENT PROVISIONS:**
- i. FIRST VIOLATION – CERTIFIED LETTER TO LOT OWNER(S) NOTIFYING OF VIOLATION.**
- ii. SECOND VIOLATION – FINE OF \$500 TO BE ASSESSED TO PROPERTY OWNER(S) VIA LIEN.**
- iii. THIRD VIOLATION – FINE OF \$1500 TO BE ASSESSED TO PROPERTY OWNER(S) VIA LIEN EACH YEAR THE PROPERTY IS OUT OF COMPLIANCE.**

_____ Yes! I am in favor of the proposed amendment.

_____ No! I am not in favor of the proposed amendment.

Print Name: _____ Date: _____

Address: _____

Signature: _____

Absentee ballot must be received before the meeting starts at 1pm
229 Allegany Rd.
Stevensville, MD 21666