

**AN ORDINANCE SPECIFYING THAT ALL RESIDENCES INSIDE THE CITY LIMITS OF WOOD HEIGHTS, MISSOURI BE PROPERLY MAINTAINED AND IN A NON DILAPIDATED CONDITION.**

**BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF WOOD HEIGHTS, MISSOURI AS FOLLOWS:**

**Section 1.** That all residences, whether a single family home, multi family home (duplex) or multiple unit housing, such as apartments, be kept in good physical shape and not be a nuisance.

**Section 2.** A house in disrepair includes any of the following:

1. Any attached fixtures such as: shutters, gutters or railings not securely attached to the residence.
2. Any window panes or glass that is broken and any doors that will not securely shut.
3. Dead, or dying diseased trees or landscaping causing imminent danger to the inhabitants of the house or any other citizen.
4. Structural problems, including but not limited to: sagging roofs, sunken or broken driveways and sidewalks, holes in exterior walls or roof.
5. Aesthetics, including but not limited to: peeling paint, missing roofing shingles, no yard (dead grass or plain dirt).

**Section 3.** It shall be unlawful for any person, firm or corporation who is owning, occupying, renting or leasing any real estate to cause, create or maintain a nuisance as defined by this Ordinance within the City of Wood Heights.

**Section 4.** Notice to abate nuisance.

1. If a residence is found to be in violation of this Ordinance, a written notice will be mailed to the residence giving the resident thirty (30) days to correct the nuisance stated in the violation letter. The Code Enforcement Officer may authorize a deadline or extension in excess of thirty (30) days if warranted due to the cost and/or time required to abate the nuisance. If the nuisance creates a dangerous situation that is imminent, the Code Enforcement Officer may set a deadline that is less than thirty (30) days. If a mailing address for the resident (out of town owners etc.) is unable to be located, a copy of the notice will be prominently posted on the premises.

**Section 5.** Unlawful to comply with the nuisance violation letter.

1. Any property owner, or person occupying or in possession of real estate, whether he be the owner or not, who fails to correct the nuisance within the deadline in the written or posted notice shall be deemed guilty of this Ordinance.

**Section 6.** Penalty.

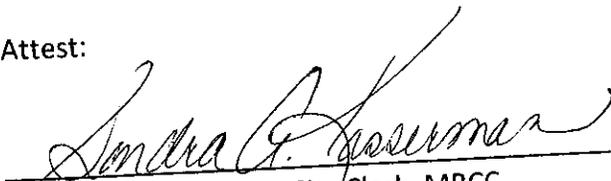
1. Any person violating any provision of this Ordinance shall upon conviction thereof, be fined in an amount not less than one dollar (\$1) and not more than five hundred dollars (\$500) or by imprisonment for not more than thirty (30) days. Each day the violation is not corrected after the specified timeframe, shall constitute a separate offense and shall be punishable as such hereunder.

**Section 7.** This Ordinance shall be in full force and effect from and after the date of its passage and approval.

**THIS ORDINANCE READ TWO TIMES, PASSED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF WOOD HEIGHTS, MISSOURI, this 19<sup>th</sup> day of August, 2014.**

  
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John D. Allen, Mayor

Attest:

  
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Sondra A. Kasserman, City Clerk, MRCC

**SEAL**