

Iceboxes, refrigerators, or any other appliance is any appliance, whether working or not, that is stored on public or private property.

Person is any person, firm, partnership, association, corporation, company or organization of any kind.

Police Department is the Chief of Police of the city of Vilonia, his agents, and his designees.

Streams and drainage systems is any means to move excess water from roadways, private, or public property.

Trash is any rubbish and refuse or unsanitary matter not properly stored in waste containers. (Ord. No. 2001-3, Sec. 1.)

5.04.02 Unlawful conditions It shall be unlawful for any person having supervision or control of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, improved or unimproved within the corporate limits of the city of Vilonia, to suffer or permit any of the following conditions:

- A. Grass is not to grow to a height greater than eighteen (18) inches on an average on an individual lot, or tract of land less than three (3) acres or to grow in rank profusion upon the premises. This requirement shall apply to any portion of any property that is less than fifty (50) feet from any developed lot.
- B. Grass on tracts or parcels greater than three (3) acres shall be considered as agriculture and shall produce and be maintained to maximize crop efficiency. Areas not being utilized to maximize crop efficiency shall be cut no less than once a month during the months of April, May, June, July, August, September and October.
- C. Grass is not to grow in rank profusion, or otherwise, in along, upon or across an abutting sidewalk or road easement, to a height of more than eighteen (18) inches on average.
- D. Trash, dead trees, and/or building materials of whatever nature to accumulate or be present upon any lot, tract or parcel of land. If building materials are stored on the premises, all such material must be stored at least eight (8) inches off the ground.
- E. The open storage of iceboxes, refrigerators, or any other appliances or furniture for a period of seven (7) days, and during the storage period, all doors, latches and

- locks will be removed or made inoperative in a manner to ensure the safety of all citizens unless it is used in connection within the normal course of business.
- F. The use of any stream or drainage system for the purpose of throwing or placing of stumps, brush, litter, rubbish, or any other liquid or solid material within or along the banks of any such stream or drainage system.
 - G. The accumulation of stagnate pools of water, or allow any form of vessel that might accumulate water in which mosquitoes or other insects may breed. (Ord. No. 2001-3, Sec. 2.)
 - H. No person shall allow dirt, filth, grass or obstruction of any kind to accumulate in the gutter, sidewalks, and streets in front of his or her property, and all owners and occupants of the property in front of which there are gutters, sidewalks or street shall keep them cleaned and free from trash, grass and all other obstructions to the ease and rapid flow of water and pedestrian traffic through them. (Ord. No. 2017-2, Sec. 1.)
 - I. Any structure changed by fire or natural disasters such as earthquake, flood, tornado, or wind, or any portion of any structure damaged by fire, earthquake, flood, tornado, or wind that is in a state of dilapidation, abandoned, no longer provides shelter, or violates any City of Vilonia adopted Code is hereby declared to be a nuisance. No person shall allow, cause, continue or permit any such nuisance to exist on any property within the City of Vilonia.
Any structure declared to be a nuisance must be rebuilt or razed 180 days after the incident has occurred. Utilities must be shut off and capped. Property must be maintained as stated in Ordinance 2017-2.
 - 1. This Ordinance is an appropriate response to the ongoing nuisance and hazard caused by abandoned properties that were a result of previous natural disasters. It is clear that these abandoned properties constitute a nuisance and hazard to neighbors which the city has the authority to regulate. These abandoned properties also negatively impact both a neighborhood's and the City's efforts to recover from any type of disaster. As a clear hazard, nuisance, and impediment to city development does exist, it is appropriate that the City of Vilonia establish guidelines for owners to maintain and clean-up their properties.
Any structure or portion thereof that did exist before the passage of Ordinance 2017-5 will have to be maintained as stated in any adopted code of the City of Vilonia until such time that the property owners decides to rebuild or raze, and return the property to the same condition as before the structure was built. (Ord. No. 2017-5, Sec. 1.)

5.04.03 Written notice Whenever it comes to the attention of the Code Enforcement Officer that any violation as defined in 5.04.02 of this ordinance appears to exist on public property, the Code Enforcement Officer shall cause a written notice to be mailed, declaring the existence of the violation and ordering whomsoever has an interest to comply with this ordinance within seven (7) days of the notice. If such nuisance is found to exist on private property, in

addition to the foregoing notice, a copy of said notice shall be delivered to the owner or occupant of the property. If a copy of the notice cannot be delivered to the owner or occupant, a copy of the notice shall be left at the property, with a duplicate copy sent to the owner or occupant of the property by certified mail, return receipt requested. The notice shall contain a statement of the reasons why it is being issued, and the notice shall advise that upon the failure to comply with the notice, the Code Enforcement Officer shall institute legal proceedings, charging the person with a violation of this code. (Ord. No. 2001-3, Sec. 3.)

5.04.04 Fine Any structure or portion thereof that existed before the passage of Ordinance 2017-05 and is not maintained according to any adopted code of the City of Vilonia is in violation and will be notified by the Code Enforcement Officer. If the Property owner fails to comply. The property will be brought into compliance. The City will be entitled to place a lien on the property for the total cost of cleanup. The lien shall be filed with the County Clerk and the County register of deeds and shall be enforceable as any judgment or mortgage lien and maybe foreclosed on in like manner. (Ord. No. 2017-05, Sec. 2.)

5.04.05 Violations Violations of the provisions of this ordinance may be prosecuted by the issuance of a criminal information or by the issuance of a citation by the Code Enforcement Officer or Police Department as required by law. (Ord. No. 2001-3, Sec. 5.)