

055-32-04-009.00

Certified #:

Form 1.2.1

File #: 20190827

**Code Enforcement Department
20 WEST PIKE STREET
COVINGTON, KY 41011**

**CITATION FOR THE VIOLATION OF THE CITY
OF COVINGTON CODE OF ORDINANCES**

Date of Issuance: 04/16/2019

Time of Issuance: 9 A.M.

1. Name of Person(s) Subject to this Citation:
REO ACCEPTANCE CORP II LLC
3773 HOWARD HUGHES PKWY STE 500S LAS VEGAS NV 89169-6014

[Secondary City State Zip]

2. Address of the Real Property Subject to this Citation:
2017 MACKOY AVE
3. Date violation was committed: 04/16/2019
4. Factual Basis for the Offense: This citation is being issued pursuant to K.R.S. 65.8801 et seq., and/or City of Covington Code of Ordinances, Chapter 92 et seq., Nuisances, and Chapter 152 et seq., Property Maintenance Code, and Chapter 158 et seq., Zoning, for failure to correct or otherwise abate the code violations, as specifically enumerated below, in reference to the real property located at 2017 MACKOY AVE, Covington, Kentucky.

VIOLATIONS OF CITY OF COVINGTON CODE OF ORDINANCES

**Chapter95 Solid Waste Issue - Solid Waste has been detected and documented at this address
Solid waste issues on vacant lot. Many items have been dumped on the lot.**

5. The person(s) subject to this Citation are in violation of the above-stated sections of the City of Covington Code of Ordinances.
6. This violation with which you have been charged is a civil offense.

The fine for the offense(s) listed above shall be **\$100.00** per day per violation until the violation(s) is or are completely corrected and such information is verified by the Covington Code Enforcement Department. If you choose to contest this citation before the Code Enforcement Board, the fine shall not exceed **\$10,000.00** for all violations listed herein.

PERSISTENT OFFENDERS: Any violator who violates any provision of the City of Covington nuisance code and/or property maintenance code and/or zoning code, and has been previously issued two or more citations for violation(s) of the nuisance code and/or property maintenance code and/or zoning code, within a 12-month period, may be assessed additional civil penalties of **\$500.00** per day per violation, with a maximum cap of **\$20,000.00**, per citation.

**** Whether the citation is contested or not, please contact the City of Covington's Code Enforcement Department at (859) 292-2323 to obtain a re-inspection when nuisances are abated to stop accrual of fines.**

7. **Abandoned Urban Property:** If there is a violation above indicating this property is considered Abandoned Urban Property (AUP), please be aware that Kentucky Revised Statutes and Covington Ordinances allow for the assessment of a higher real property tax rate if certain conditions exist. Please contact the Neighborhood Services Department for more information about the AUP program.

8. **Appeal/Request for a Hearing:** This Citation may be appealed to the Code Enforcement Board by a written request for a hearing that is to be mailed to Covington City Clerk, 20 West Pike St., Covington, KY 41011 within seven (7) days of receipt of this Citation.

9. **Waiver of Hearing:** Failure to pay the applicable civil fines within the specified time period or the failure to request a hearing, in writing, within seven (7) days of receipt of this Citation shall constitute a waiver of your right to contest this citation and the determination that a violation was committed shall be final and not subject to an appeal to District Court. In addition, failure to pay the citation within the specified time period may result in a lien being placed against the above mentioned real property or on any other property to which a lien may attach. All requests for a hearing shall be sent to Covington City Clerk, 20 West Pike St, Covington, Kentucky 41011.

10. **For payment of fines,** please send check or money order to: Community Services, City of Covington, 20 West Pike St., Covington, KY 41011. Please include a copy of your Notice of Citation.

This Citation Issued By:
Wendy Ryan
Wendy Ryan
859-292-2116
Code Enforcement Department

ACKNOWLEDGEMENT OF RECEIPT

I do hereby acknowledge that I have received a copy of this Citation.

Print Name: _____ Date: _____

Signature: _____

PROOF OF SERVICE

This Citation was served by delivering a true copy to:

2017 Mackoy Ave Covington, Ky 41014

this 16th day of April, 2019

Served by: Wendy Ryan

Title

Code Enforcement Department

**20 WEST PIKE STREET
COVINGTON, KY 41011**

04/16/2019

To: City of Covington
Code Enforcement Dept.
20 West Pike St. Covington, KY 41011

From: REO ACCEPTANCE CORP II LLC 3773 HOWARD HUGHES PKWY STE 500S LAS VEGAS NV
89169-6014

RE: Nuisance and/or Code Violation(s) on the real property located at:
2017 MACKOY AVE

To Whom It May Concern:

Please be advised that I am formally requesting a hearing in front of the Code Enforcement Board in order to contest the existence of certain nuisance, property maintenance, and/or zoning code violations and/or to request an extension of time to completely correct the violation(s) that exist on the real property located at **2017 MACKOY AVE** which is the real property subject to the violation(s).

Sincerely,

(signature here)

Owner and/or Occupant of the Real Property subject to this action

Date:

Enclose a check or money order for \$50.00 for Code Enforcement Board Appeal Administrative Fee. The fee may be waived with prior approval from the Code Enforcement Director. Check should be payable to the City of Covington.

If the property is used for rental purposes the owner/agent must show proof of their occupational license at the code enforcement board hearing.

(Please mail or hand deliver this letter to the Code Enforcement Dept., City of Covington 20 West Pike St, Covington KY 41011)

File #: 20190827

Code Enforcement Department
20 WEST PIKE ST
COVINGTON, KY 41011
04/16/2019

REO ACCEPTANCE CORP II LLC
3773 HOWARD HUGHES PKWY STE 500S LAS VEGAS NV 89169-6014

[Secondary City State Zip]

You are hereby put on notice as owner(s) and/or occupant of the real property located at: 2017 MACKOY AVE that said property is in violation of City of Covington Code of Ordinances, Chapters 92 Nuisances and/or 152 Property Maintenance Code, and thereby needs to be brought back into compliance with said Code(s). The violations that exist are outlined as follows:

- 302.4 High grass and/or weeds in excess of 10 inches between the curb and the property line, extending over the public sidewalk, and/or on the lot. 5 days.
- Rubbish & debris on lot. Remove all trash & debris from lot and dispose of appropriately. 5 days.

This Notice of Code Violation shall serve as official notification to you that the above-stated violation(s) must be completely corrected within the given period stated above. At the end of this time period, the City of Covington shall re-inspect the premises to determine if the violations have been corrected. If you fail to comply by completely correcting the violation(s) within the above-stated time period, then the City of Covington will take all legal measures to abate the violation(s) and place a lien on the subject real property for all costs and fees expended to said violation(s) pursuant to K.R.S. 381.770. Trash, weeds, grass, and/or vegetation violations are continuous by nature and therefore this letter will serve as legal notice for all future violation(s) that occur on the subject real property that the City of Covington will continue to take all legal action necessary to keep any and all trash, weeds, grass, and/or vegetation violation(s) abated. The burden of completely correcting the violation(s) by the scheduled re-inspection date falls upon you as the owner and/or occupant of the real property subject to this Notice of Code Violation.

Sincerely,



Wendy Ryan
Fire/Rental Inspector
859-292-2116
wryan@covingtonky.gov