



UNIFORM CITATION Code Enforcement

8100 Ewing Blvd, Florence, KY
859-647-5416
www.florence-ky.gov

Location of Violation:
7774 RAVENSWOOD DR, Florence, KY,
41042

Department:
Public Services

Citation Number:
22-694 1st Offense

Name of Violator:
TI KC BRAVO LLC

Date Issued:
05/10/2022

Time Issued:

Mailing Address:
3500 Park Center Dr Suite 100, Dayton,
OH, 45414

Violation Date:
04/29/2022

Violation Time:
00:00 ET

Municipal Code	Description
NS 302.4.1 (O-11-03)	All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited and are hereby declared a nuisance. Weeds shall be defined as all grasses and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
NS 305.1 (O-11-03)	All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Such accumulation is hereby declared a nuisance.
PM 303.7 (O-11-03)	Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains; gutters and downspouts shall be maintained in good repair and free from obstructions.
PM 302.4.2 (O-11-03)	All landscape areas and landscape plantings shall be maintained in good condition, free of weeds and other unsightly vegetation. All landscaping including shrubs, brush, hedges, or other vegetation shall be maintained and trimmed when necessary to prevent overgrowth.
PM 303.2 (O-11-03)	All exterior surfaces shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion shall be stabilized and treated to to inhibit future rust and corrosion.

TOTAL DUE FOR THIS CITATION: 1st Offense Uniform Citation (\$250.00)

Maximum civil fine that may be imposed per violation if this citation is contested: \$500

Official's Signature:

Official's Name:

Rodney Deno

Phone Number:

(859) 647-5416

Citation Service Type:

- X Personal Service to Alleged Violator
- X Posted on Premises and Copy Mailed
- X Copy to Person 18+ Years of Age

Citation Accepted By:

Delivery Comments:

This citation represents a determination that a violation has been committed. You must respond to this citation within **seven (7) days of the date issued** by either paying the civil fine set forth in the citation, or requesting, in writing, a hearing to contest the citation. If you fail to pay the civil fine set forth in the citation or contest the citation, within the time allowed, you are deemed to have waived the right to a hearing before the code

enforcement board to contest the citation and the determination that a violation was committed shall be final, and you are also deemed to have waived the right to appeal the final order to Boone County District Court. This citation must accompany payment and should be paid in person or by mail to the City of Florence Finance Department, 8100 Ewing Boulevard, Florence, KY 41042. Office hours are 830am-5pm, Monday-Friday. Business phone (859) 647-5413.

CONTESTING THE CITATION

A written request for a hearing to contest the citation must be made **within seven (7) days of date issued**. Such request for hearing shall be filed in the office of the Florence City Clerk, 8100 Ewing Boulevard, Florence, KY 41042. Office hours are 830am-5pm, Monday-Friday. Business phone (859) 647-8177. An appeal from the Code Enforcement Board's determination may be made to the Boone County District Court within thirty (30) days of the determination provided you did not fail to appear. Failure to appear waives the right to appeal the final order to Boone County District Court.

Total due balances are not carried forward. If you receive two or more citations, balance is due for EACH citation.