



Lexington-Fayette Urban County Government  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray  
Mayor

Derek J. Paulsen, Ph.D  
Commissioner

**DIVISION OF CODE ENFORCEMENT**

04/27/2015

**REPAIR NOTICE**

COMMUNITY RESTORATION LLC  
3533 COLT NECK LN  
LEXINGTON, KY 40502

RE: INSPECTION OF 802 OAK HILL DR ON 04/21/2015

CASE#: 14120802-3

TAKE NOTICE THAT AN INSPECTION WAS MADE OF THE ABOVE-REFERENCED PROPERTY ON THE DATE SHOWN ABOVE PURSUANT TO CHAPTER 12 OF THE CODE OF ORDINANCES OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, REFERRED TO AS THE INTERNATIONAL PROPERTY MAINTENANCE CODE OF LEXINGTON-FAYETTE URBAN COUNTY.

VIOLATIONS WERE FOUND WHICH NEED TO BE CORRECTED IN ORDER TO MAINTAIN ACCEPTED STANDARDS OF HEALTH AND SAFETY.

**FINDINGS:**

THE FINDINGS OF THE ABOVE STATED INSPECTION ARE LISTED ON THE ATTACHED INSPECTION REPORT.

You being the owner are hereby given notice to:

**CORRECT CITED ROUTINE VIOLATIONS WITHIN THIRTY (30) DAYS.**

**REPAIR NOTICE (cont.)**

WITH REGARD TO THE CONDITIONS ABOVE, WE WANT YOU TO KNOW THE FOLLOWING:

1. IT SHALL BE UNLAWFUL FOR YOU TO DISPOSE OF SAID UNIT OR STRUCTURE TO ANOTHER UNTIL THE PROVISIONS OF THE NOTICE HAVE BEEN COMPLIED WITH, OR UNTIL YOU FURNISH THE BUYER, TRANSFEREE, MORTGAGEE, LESSEE, OR GRANTEE A COPY OF THE NOTICE AND HE/SHE FURNISHES THE CODE OFFICIAL A SIGNED AND NOTARIZED STATEMENT ACKNOWLEDGING RECEIPT OF THE NOTICE, FULLY ACCEPTING THE RESPONSIBILITY WITHOUT CONDITION FOR MAKING THE CORRECTIONS AND REPAIRS REQUIRED BY THE NOTICE.

THE INFORMATION AND FORMS CONCERNING THE TRANSFER OF OWNERSHIP MAY BE OBTAINED FROM THIS OFFICE.

2. IF YOU FAIL TO COMPLY WITH THIS NOTICE YOU MAY BE SUBJECT TO PROSECUTION UNDER SECTION PM 106.3 OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE OF LEXINGTON-FAYETTE URBAN COUNTY.
3. FAILURE TO BOARD AND SECURE SUCH STRUCTURE IF ORDERED, SHALL CAUSE THE CODE OFFICIAL TO BOARD AND SECURE THE PROPERTY AND A LIEN SHALL BE PLACED AGAINST THE PROPERTY FOR THE COSTS.
4. IT WILL BE NECESSARY TO OBTAIN ALL REQUIRED PERMITS FROM THE OFFICE OF BUILDING INSPECTION, 2<sup>nd</sup> FLOOR 101 EAST VINE STREET, LEXINGTON, KY 40507.
5. APPEALS PROCEDURE: YOU MAY, WITHIN TWENTY (20) DAYS OF RECEIPT OF THIS NOTICE, FILE AN APPEAL WITH THE DIVISION OF CODE ENFORCEMENT. IF YOU FAIL TO APPEAL THIS NOTICE WITHIN TWENTY (20) DAYS, YOU HAVE WAIVED THE RIGHT TO CONTEST THE NOTICE, AND THE NOTICE OF VIOLATION IS FINAL.
6. IF YOU FAIL TO COMPLY WITH THIS NOTICE OR CORRECT THE VIOLATION, A CIVIL PENALTY OF \$100.00 TO \$2,000.00 SHALL BE IMPOSED OR NOTICE OF POSSIBLE CRIMINAL ACTION.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT US AT 258-3270.

THANK YOU IN ADVANCE FOR YOUR COOPERATION IN MAKING THESE IMPROVEMENTS WHICH WILL MAINTAIN THE VALUE OF YOUR PROPERTY AS WELL AS MAKE YOUR COMMUNITY A BETTER PLACE IN WHICH TO LIVE.

SINCERELY,



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TOM BROOKS  
CODE ENFORCEMENT OFFICER  
(859) 258-3277

Notice Order - Owner

Case: 14120802-3

InspectionDate: 04/21/2015

**THE FOLLOWING CODE DEFICIENCIES MUST BE CORRECTED WITHIN THE TIME(S) SHOWN:**

Order: R1

**CORRECT CITED ROUTINE VIOLATIONS WITHIN THIRTY (30) DAYS.**

**Code:** 1101      **References:** 102.5

ALL REPAIRS, CORRECTIONS, MAINTENANCE WORK, ALTERATIONS, OR INSTALLATIONS REQUIRED TO CORRECT CODE VIOLATIONS SHALL BE DONE IN AN ACCEPTABLE, WORKMANLIKE MANNER.

**Code:** 2208      **References:** 303.6

REPAIR OR REPLACE ALL LOOSE, DAMAGED, ROTTED, OR MISSING SIDING MATERIALS, TO MATCH EXISTING SIDING.

**Code:** 2209      **References:** 303.2 & 303.6

PREPARE AND PAINT ALL EXTERIOR SIDING.

**Code:** 2303      **References:** 303.14 & 303.14.1

PAINT, CAULK, AND GLAZE ALL WINDOWS AND WINDOW TRIM AS NEEDED.

**Code:** 2304      **References:** 303.14.1

REPLACE ALL BROKEN WINDOW GLASS.

**Code:** 2406      **References:** 303.14

PAINT, CAULK, AND GLAZE ALL EXTERIOR DOORS AND DOOR TRIM AS NEEDED.

**Code:** 2503      **References:** 303.1 & 303.2

PREPARE AND PAINT THE CORNICE TRIM.

**Code:** 2505      **References:** 303.7

REPAIR OR REPLACE ALL ROTTED, DAMAGED, OR MISSING GUTTERING.

**Code:** 2507      **References:** 303.7

REPAIR OR REPLACE ALL DAMAGED, OR MISSING DOWNSPOUTS.

**Code:** 2601      **References:** 303.1 & 303.6 & 303.11

REPAIR OR REPLACE ANY SKIRTING MATERIALS ON THE PORCH/DECK/BALCONY WHERE BROKEN, LOOSE, MISSING, OR OTHERWISE DAMAGED.

**Code:** 2602      **References:** 303.4 & 303.10

REPAIR OR REPLACE ANY FLOOR JOISTS, SUPPORT POSTS, OR PIERS ON THE PORCH/DECK/BALCONY WHERE ROTTED, BROKEN, SUNKEN, LEANING, COLLAPSED, OR OTHERWISE DETERIORATED.

**Code:** 2607      **References:** 303.8

REPAIR OR REPLACE ANY CORNICE TRIM, BRACKETS, OR MOLDINGS, ON THE PORCH/DECK/BALCONY WHERE ROTTED, DAMAGED, LOOSE, MISSING, OR OTHERWISE DETERIORATED, TO MATCH EXISTING STRUCTURE.

**Code:** 2803      **References:** 303.12

REPLACE ALL LOOSE, DAMAGED, OR MISSING CHIMNEY BRICKS.