

Appendix C. Property Maintenance

SECTION 1. PURPOSE/SCOPE: *The purpose of this Ordinance is to get a minimum standard for the maintenance of the premises surrounding said buildings, structures, and vacant lots.*

SECTION 2. MAINTENANCE STANDARDS/PREMISES AND YARD AREAS:

- 1. All premises and yard areas shall be maintained in a safe condition.*
- 2. All yards or lots shall be kept free of accumulations of trash, garbage, refuse, junk, or other material which may cause a hazard to public health, sanitation, and safety or may act as a breeding place for vermin.*

SECTION 3. ENFORCEMENT: *The Code Enforcement Officer of the Town of Dexter shall enforce the provisions of this Ordinance. In the event of a violation, the Code Enforcement Officer shall notify the property owner by serving a written notice by certified mail or by hand delivery. Said notice shall explain the nature of the violation and allow no more than thirty (30) days from the date of the receipt of the notice to correct the violation. If the violation is not corrected within the required time allowed, the property owner shall be subject to penalties as set forth in Section 4.*

SECTION 4. PENALTIES: *Any person who violates any provision of this Ordinance after receiving notice of such violation shall be liable for civil penalty of a minimum of \$100.00 up to \$2,500.00 for each violation. Each day the violation continues shall constitute a separate violation as referenced in Maine State law. In addition, the Town may pursue all remedies and reliefs available by law without limitations.*