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- PROPERTY RISK MANAGEMENT
- EVICTION SERVICES

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April 28, 2017

Effective Immediately

Dear Field Partner's,

Please review the attached document from the City of Egg Harbor, NJ. Although this most affects the grounds maintenance contractors, Wolverine expects the inspectors to reports any deficiencies with the installed plantings (shrubs, gardens, flower beds, perimeter plantings, etc.), over grown grass, weeds, shrubs, trees, and vines.

Grounds maintenance contractors will have to give special attention to these areas. You will have to provide bids to clean the vegetation, pull weeds, and manicure to the neighborhood standard, if you cannot complete the work within the regulator's cost guidelines.

Please do not hesitate contacting Kirstin, or I if you have any comments, questions, or suggestions.

Thank you,
Mark Dorchen, CEO
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Please visit our website at www.fieldinspection.com



Our Service and Experience Make the Difference!

Our service makes the difference

City of Egg Harbor
New Jersey



To: All Egg Harbor City Property Owners
From: Egg Harbor City Code Enforcement

Dear Residents and Property Owners,

High grass and noxious weeds are a serious code violation which have a negative impact on the entire city. The problems with high grass/weeds are they are accompanied by sanitation, infestation, and health issues. We at Code Enforcement are trying to prevent the buildup of rodent and insect harborage. The high grass and weeds may obstruct the view from detecting unauthorized entry to homes. The goal is to stop blighted areas from effecting the surrounding community.

Code Enforcement of Egg Harbor City is working diligently to bring all of the properties into compliance to protect public safety and welfare of the citizens. This letter will serve as a curtesy notice. Listed below is the code from the International Property Maintenance Code Book, as well as the Egg Harbor City Ordinance for property preservation. Please review this so you have a knowledge of the responsibilities as the owner/authorized of the property. There is also information on fees that may occur for failure to comply with Code Provided

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of 10 Inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

[A] 106.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

[A] 106.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged

against the real estate upon which the structure is located and shall be a lien upon such real estate.

[A] 106.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Egg Harbor City Ordinance Section 213-13-D: Yard maintenance shall include, but not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential installation. Acceptable maintenance of yards and or landscape shall not include gravel, broken concrete, asphalt, or similar material.

Egg Harbor City Ordinance Section 213-13-E: Maintenance shall include, but not limited to, Watering, Irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings

Any person who violates this article may be cited and fined as provided in chapter 213 of the municipality of the City of Egg Harbor Code of Ordinances

Egg Harbor City Ordinance Section 213-16-C: If there is a finding that the condition of the property is posing a serious threat to the public health, safety and welfare, then the code enforcement boars or special magistrate may direct the municipality to abate the violations and charge the mortgagee with the cost of the abatement.

Egg Harbor City Ordinance Section 213-16-D: If the mortgagee does not reimburse the municipality for the cost of any abatement directed by the code enforcement boars or special magistrate, within 30 days

Of the municipality sending the mortgagee the invoice then the municipality may lien the property with such cost, along with an administrative fee of \$500.00 to recover the administrative personnel services.

In closing, to help our office bring all of the properties into compliance please maintain your property and together we can accomplish a code compliant community.

Thank you in advance for your cooperation in relation to this matter.