

**VILLAGE OF ALAMANCE
NUISANCES**

SECTION ONE. DEEMED UNLAWFUL

It shall be unlawful for the owner or occupant of any lot or parcel of land in the Village of Alamance to permit to exist on any such lot or parcel of land any condition which may be declared to be noxious, detrimental to health or to constitute a nuisance.

Code 1984 11-30.

SECTION TWO. ENUMERATION

The existence of any of the following conditions on any lot or parcel of land in the Village of Alamance is hereby declared to be noxious, detrimental to health and to constitute a nuisance and to be violative of the provisions of this chapter:

- (a.) Any growth of weeds or other vegetation to a height of one and one-half (1 1/2) feet, or any rank vegetable growth which exhales unpleasant and noxious odors, or which may conceal filthy deposits, or harbor insects or any offensive matter of thing, whether the same be upon occupied or vacant premises. *Code 1984 11-31.*
- (b.) Any accumulation of animal or vegetable matter that is offensive by virtue of strong odors or vapors or by the inhabitation therein of rats, mice, snakes or vermin of any kind. *Code 1984 11-32.*
- (c.) Any condition found to be detrimental to the health of the Village of Alamance or any of its inhabitants, or which is violative of any of the rules and regulations of the Village of Alamance. *Code 1984 11-33.*

SECTION THREE. NOTICE OF VIOLATION

When any public nuisance as enumerated in this chapter is found to exist on any property within the Village of Alamance, the Village of Alamance Clerk shall notify the owner or occupant of the premises where the nuisance is located and conditions exist which constitute a public nuisance and unless the condition is abated within fifteen (15) days from the mailing of the notice which shall be sent by Registered Mail, Return Receipt Requested, the conditions constituting a nuisance will be abated and the costs of abatement shall constitute a lien against the premises in accordance with the other provisions of this chapter. If any such lot is owned by more than one (1) person, the notice may be mailed to any person having any estate or interest in the lot and such service shall be deemed a sufficient compliance with this section. If any such lot is owned by a corporation, the notice may be mailed to any local officer or agent of the corporation. If said notice is not accepted or received by the owner as provided herein, posting "Notice of Violation" on said property shall constitute notice. *Code 1984 11-34.*

SECTION FOUR. ABATEMENT BY VILLAGE OF ALAMANCE

Upon the failure of the owner or person in possession of any premises upon which a nuisance exists to abate the same within the time allowed, it shall be the duty of the Village of Alamance Clerk to abate such nuisance. *Code 1984 11-35.*

SECTION FIVE. EFFECT OF DEFECT IN NOTICE

Any defect in the method of giving the notice of violation, or in the form thereof, or the giving of such notice to an improper person, shall not prevent the Village of Alamance, in any case where the work of abatement of any nuisance from any is actually done by the Village of Alamance, from collecting the cost thereof from the owner, nor shall it affect the validity of the lien on the lot for such cost. *Code 1984 11-36.*

SECTION SIX. ABATEMENT WITHOUT NOTICE

If any nuisance is in such a dangerous condition as to allow no delay in its abatement, the Village of Alamance Clerk may, without notice proceed to abate the same and the costs thereof shall be charged against the lot owner as provided by this chapter. *Code 1984 11-37.*

SECTION SEVEN. PAYMENT OF COSTS

Upon completion of the abatement of any nuisance by the Village of Alamance under the provisions of this chapter, The Village Clerk shall deliver to the Village of Alamance tax collector a statement including the costs of labor, hauling and other necessary items of expense for such abatement. The Village of Alamance tax collector shall thereupon mail to the owner of the lot a bill covering the costs. As provided in N.C.G.S. 160A-193, the amount of the bill shall become a lien upon said property and if not paid within thirty (30) days shall be collected in the same manner as provided for the collection of delinquent taxes. *Code 1984 11-38.*

SECTION EIGHT. CRIMINAL ACTION, OTHER CIVIL REMEDIES

The abatement of any nuisance in accordance with the procedure prescribed by this chapter shall not prevent the Village of Alamance from proceeding in a criminal action against any person violating the provisions of this chapter. Violations of this chapter may be subject to abatement summarily by appropriate injunction issued by a court of competent jurisdiction. *Code 1984 11-39.*

ADOPTED THIS 15TH DAY OF OCTOBER, 1987

C.E. COUNCILMAN, MAYOR

ATTEST: NAYDINE L. SHARPE, CLERK