

**TITLE 13****PROPERTY MAINTENANCE REGULATIONS****CHAPTER****1. MISCELLANEOUS.****CHAPTER 1****MISCELLANEOUS****SECTION**

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**13-101. Definitions.** For the purpose of interpreting this chapter, the following definitions shall apply:

(1) "Junk" shall mean discarded, broken or disabled materials including, but not limited to furniture, appliances, tools, machinery, or other items which are not in functioning condition.

(2) "Litter" shall mean discarded waste materials, including but not limited to paper wrappings, packaging materials, discarded or used bottles and discarded or used cans.

(3) "Noxious weeds" shall include, but is not limited to the following:

(a) Thistles;

(b) Milkweed;

(c) Ragweed;

(d) Goldenrod;

(e) Poison ivy;

(f) Poison oak;

(g) Poison sumac;

(h) All other noxious weeds as designated by the State of Tennessee.

(4) "Owner" shall mean any person owning property, as shown on the real property records for Obion County or the last assessment role for taxes, and shall also mean any lessee, tenant, or other person having control or possession of the property.

(5) "Property" shall mean land and any buildings or structures located thereon.

(6) "Trash" means waste food products and other household solid wastes or garbage. (Ord. #26, July 2001)

**13-102. Noxious weeds prohibited.** It shall be unlawful for any property owner in Woodland Mills, Tennessee to permit the growth of noxious weeds on their property in excess of eight (8) inches in height after having received a written notice from the mayor to cut the noxious weeds, which notice shall be delivered either in person or by certified mail. (Ord. #26, July 2001)

**13-103. Grass not to exceed eight inches.** It shall be unlawful for any property owner in Woodland Mills, Tennessee to permit the growth of grass on their property in excess of eight (8) inches in height after having received a written notice to cut the grass from the mayor, which notice shall be delivered either in person or by certified mail. (Ord. #26, July 2001)

**13-104. Flower and vegetable gardens and landscaping; exception.** Nothing in this chapter shall be construed to prohibit the cultivation of those plants commonly maintained in a flower or vegetable garden, nor shall this chapter be construed to prohibit the maintenance of landscaping plants which exceed eight (8) inches in height. (Ord. #26, July 2001)

**13-105. Duty to maintain property free of litter and nuisances.** No person owning, leasing, renting, occupying, being in possession or having charge of any property in the City of Woodland Mills, Tennessee, including vacant lots, shall maintain or allow to be maintained on such property, except as may be permitted by any other city ordinance, any of the following conditions visible from any public street or alley:

(1) Junk, trash, litter, boxes, discarded lumber, salvage materials, or other similar materials in any front yard, side yard, rear yard or vacant lot.

(2) Attractive nuisances dangerous to children, including but not limited to abandoned, broken or neglected equipment, machinery, refrigerators and freezers, excavations, wells, or shafts.

(3) Broken or discarded furniture, household equipment and furnishings in any front yard, side yard, rear yard or vacant lot.

(4) Vehicle parts or other articles of personal property which are discarded or left in a state of partial construction or repair in any front yard, side yard, rear yard or vacant lot. (Ord. #26, July 2001)

**13-106. Abatement.** If the person who receives such notice fails to cut the grass or noxious weeds within ten (10) days of receipt of the notice, the mayor may authorize any city employee or private contractor to enter upon the property and do the necessary cutting and removal of the grass or weed clippings. All expenses incurred in connection with such work shall be paid by

the property owner, and the city shall have a lien against the property for such expenses. Such liens shall be enforced in the manner prescribed by Tennessee law. (Ord. #26, July 2001)

**13-107. Third party liability.** It is expressly the purpose of this chapter to provide for and promote the health, safety, and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be specifically protected or benefitted by the terms of this chapter. It is the specific intent of this chapter to place the obligation of complying with its requirements upon the property owner or owners and no provisions nor term used in this chapter is intended to impose any duty whatsoever upon the City of Woodland Mills, Tennessee or any of its officers or employees, for whom the implementation or enforcement of this chapter shall be discretionary and not mandatory. (Ord. #26, July 2001)