



park ridge

Homeowners Association, Inc.

Date: ____/____/____

Property Owner: _____

Address: _____

This is a notice to inform you that your property located at _____ Madison, WI, 53719, in the Park Ridge Neighborhood is in violation of one or more of the following City of Madison ordinances:

- ____ 27.03(2) Residents are limited to members of a single family and one unrelated person.
- ____ 27.04(2)(f) Windows must be protected with screens in the summer and storm windows in the winter.
- ____ 27.04(2)(g)5 There must be lights to illuminate outside door locks.
- ____ 27.05(2)(b) Exterior property must be free of noxious weeds
- ____ 27.05(2)(d) Fences, walls and driveways must be maintained in safe, sanitary and substantial condition.
- ____ 27.05(2)(e) Exterior surfaces of the dwelling shall be maintained to prevent chipping, cracking, and other deterioration (ie mold, rotting surfaces) and shall be maintained to present an attractive appearance.
- ____ 27.05(2)(f) Landscaping and plantings shall be installed and maintained to present an attractive appearance. Grass shall not exceed 8 inches in length. Vegetation should be maintained to enhance the value of the property and appearance of the neighborhood.
- ____ 27.05(2)(g)2 Foundations, exterior walls, roofs and chimneys shall be in proper repair.
- ____ 27.05(2)(h) Windows shall be kept in proper repair.
- ____ 27.05(2)(i) Outside stairways, porches, and balconies are to be kept in proper condition, present an attractive appearance, and be in compliance with Wisconsin Administrative Codes.
- ____ 27.05(2)(s)2 Accumulation in the yard of rocks, stumps, or debris from land development or construction is not permitted for more than 10 days.
- ____ 27.05(2)(v) Graffiti is prohibited and must be removed in a timely manner.
- ____ 27.05(2)(y) Rain gutters and downspouts must be free of damage, deterioration and vegetation.
- ____ 27.05(2)(aa) Mailboxes must be provided and maintained in proper working condition.
- ____ 27.05(3)(b) Properties must be free of hazard to the public:
 1. If tree branches extend over a sidewalk, they must be at least 7 feet above the surface of the sidewalk.
 2. Tree branches or shrubs must be no less than 12 feet above the surface of a roadway.
 3. Broken, diseased or dead branches which could fall and cause injury to a person or property must be removed;
 4. Accumulation of debris, rubbish or animal feces is not permitted.
- ____ 27.07(2)(b) Every occupant of a residential building shall keep the building and its premises in a clean, proper, and sanitary condition.
- ____ 28.11(3)(a) All vehicles parked on residential lots (driveways) must be in safe working condition and must display current license plates. Parking in driveways is limited to passenger cars and trucks.
- ____ 28.11(3)(g) Vehicles must be parked on paved driveways which lead from the street to the garage (i.e., No parking on lawns, no expansion of driveways).

Comments/observations: _____

These violations must be corrected within _____ days from the date of this notice. Failure to comply will result in a report to Building Inspection, which could result in an inspection and additional fine from the City of Madison.

In addition, you will receive a fine from the Park Ridge Homeowners Association, Inc. in accordance with the Declarations, Covenants, Easements and Restrictions pertaining to your property.

Inspector's Initials: _____ Attachments: Yes / No

Our intent is to give you time to correct the violation before further action is taken. We appreciate the effort you make to enhance the appearance and value of your property. It will help to increase property values in the neighborhood.