

- Conditions of excessive dust, weeds, etc. affecting the public welfare due to the existence of property lacking landscaping with materials such as:

1. Turf
2. Ground cover
3. Plant material
4. Rock
5. Other commonly used landscaping material

- Creating conditions that affect the public health, safety or welfare by keeping, storing, depositing or accumulating:

1. Dirt or sand
2. Gravel
3. Concrete
4. Other landscaping materials

- The maintenance of property or buildings in a manner that violates:

1. Conditions of approval that have been imposed on the property during the process of approval of the development
2. Conditions imposed on a building permit, use permit, or other entitlement issued by the City.

PRIVATE PROPERTY MAINTENANCE

A BASIC GUIDE TO CITY OF FOLSOM REQUIREMENTS FOR THE MAINTENANCE OF PRIVATELY OWNED PROPERTIES AND BUILDINGS THAT ARE VISIBLE FROM PUBLIC PROPERTY

This guide is not all-inclusive. Other conditions or exceptions that may apply are contained in Folsom Municipal Code (FMC) Chapter 8.38.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City of Folsom
Neighborhood Services Department
50 Natoma Street
Folsom, CA 95630
(916) 355-7229

HOW WILL CONDITIONS, COVENANTS AND RESTRICTIONS (CC&Rs) BE ENFORCED?

The City of Folsom is not the enforcement agency for CC&Rs. CC&Rs are enforced by individuals and by valid Homeowner's Associations. The Code Enforcement Officer may consider any recorded CC&Rs that are applicable to a property or building. Violations of CC&Rs may constitute relevant evidence in determining whether to commence enforcement action, but will not serve as the sole basis for the decision.

This Section does not require the Code Enforcement Officer to enforce the terms of recorded CC&Rs unless the Enforcement Authority determines that all of the following conditions apply:

1. The condition is within view of public property.
2. The condition creates a threat of harm to the public health, safety or general welfare.
3. The criteria for enforcement established in Section 1.09.022 of the Folsom Municipal Code have been satisfied.
4. The condition constitutes a violation of some provision of the Folsom Municipal Code.

WHAT ARE MY RESPONSIBILITIES AS A PROPERTY OWNER?

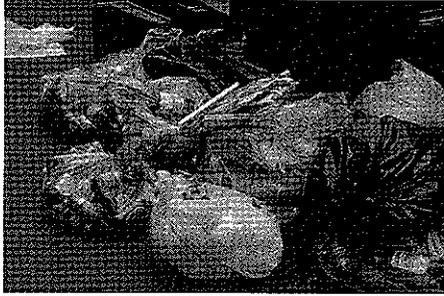
It is the responsibility of owners of property or buildings visible from public property to maintain their property in such a manner as to avoid the following nuisance situations from occurring:

- Accumulation of :

1. Broken or discarded furniture
2. Household fixtures, equipment or furnishings
3. Garbage receptacles
4. Shopping or laundry carts
5. Packing or cardboard boxes

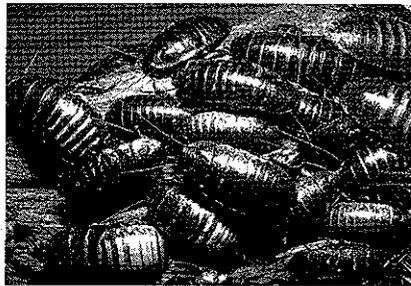


6. Lumber
7. Junk, trash



8. Barrels, drums
9. Salvage materials
10. Other debris

- Overgrowth of vegetation to the degree that it may:
 1. Harbor rodents, vermin, insects or other nuisances

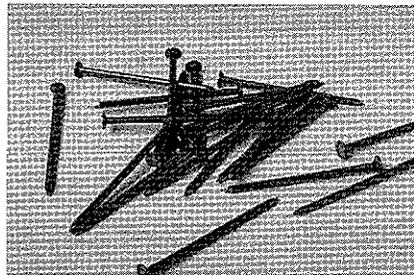


2. Obstruct the view of drivers on streets, public rights of way or private driveways
3. Impede, obstruct or deny pedestrian or other lawful travel on sidewalks, walk-ways or other public rights of way

- The presence of dead, decayed or diseased trees, weeds or other vegetation that:
 1. Creates an unsightly appearance
 2. Creates a danger to the public health, safety or general welfare
- The creation of attractive nuisances that create a danger to the public such as:
 1. Abandoned, broken or neglected equipment
 2. Machinery
 3. Appliances

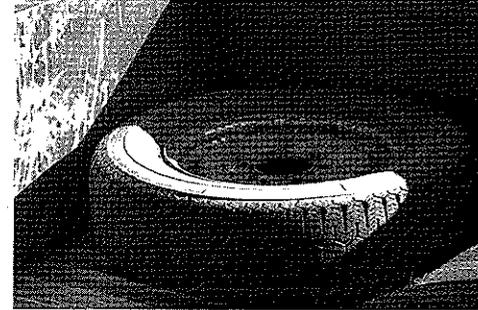


4. Refrigerators and freezers
5. Construction materials



6. Hazardous pools, ponds and excavations

- The storage of items which are abandoned or left in a state of partial repair such as:
 1. Vehicles
 2. Boats
 3. Trailers
 4. Vehicle parts



- The presence of buildings having:
 1. General dilapidation



2. Termite infestation
3. Windows with broken glass or no glass
4. Exteriors, walls, fences, driveways, sidewalks or walkways that are not maintained

- Storage of construction equipment, farm machinery or other machinery that is visible from the public right of way UNLESS:
 1. An active building permit covers the operations in progress
 2. The area is zoned for agricultural use and active farming operations are taking place
 3. The area is zoned for agricultural or industrial use and the equipment is appropriately stored

