
Sec. 70-59. Notice of violation and to abate; failure to comply; correction by city.

- (a) If any Owner of Property fails or refuses to comply with the provisions of this Article said Owner may, in addition to being charged with a violation of this Article, be given notice to cure the violations of this Article found on and about their Property. Within seven days after the date of notification as provided herein, the City may:
- (1) Go upon such Property and do or cause to be done the work necessary to obtain compliance with this Article;
 - (2) Pay all costs, charges and expenses (hereinafter "Charges") incurred in doing or in having such work done;
 - (3) Bill all such Charges to the Owner of said Property, which Charges shall become a personal liability of the Owner; and
 - (4) Assess a lien against the Property for the Charges in accordance with Section 70-61.
- (b) It shall be the duty of the Chief Building Official, the Director of Code Services or the Director of Public Works or their respective duly appointed representative to give a minimum of seven days' official notice in writing to such Owner violating the terms of this Article, subject to the provisions herein stated. The notice shall be in writing and may be given:
- (1) Personally to the Owner in writing;
 - (2) By letter addressed to the Owner at the Owner's address as recorded in the appraisal district records of the Collin County Appraisal District; or
 - (3) If personal service cannot be obtained:
 - a. By publication at least once;
 - b. By posting the notice on or near the front door of each building on the Property to which the violation relates; or
 - c. By posting the notice on a placard attached to a stake driven into the ground on the Property to which the violation relates.
- (c) If the City mails a notice to the Property Owner in accordance with subsection (b) of this section and the United States Postal Service returns the notice as "refused" or "unclaimed," the validity of the notice is not affected, and the notice is considered as delivered.
- (d) The City, in the notice provided herein, may inform the Owner by regular mail and a posting on the Property, or by personally delivering the notice, that if the Owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of such notice, the City, without further notice, may correct the violation at the Owner's expense and assess the expense against the Property. If the violation, covered by a notice under

this subsection, occurs within said one-year period, and the City has not been informed in writing by the Owner of an ownership change, then the City, without notice, may take any action permitted by subsection (a) of this Section, and assess its expenses as provided by Section 70-61.