



City of Winter Park Fire-Rescue Department Code Compliance Section

343 West Canton Avenue – Winter Park, Florida 32789

May 27, 2013

Dear College Quarter Property Owners,

The Code Compliance team is partnering up with the College Quarter property owners in a proactive, collaborative effort to ensure the properties within your neighborhood are maintained and comply with our codes. To assist us in this effort we want to educate owners and occupants of specific codes that may affect your properties. In most cases, when people know they are in violation of a code, they adjust and come into compliance.

We understand that your area is a bit different from others in Winter Park. Because your properties are directly adjacent to a college campus many of the tenants are students and thus they may change every year. We are taking this time to reach out to all the property owners, specifically to the absentee owners, to educate them on what needs to be done to remain compliant and have the least impact of the rest of the neighborhood.

We appeal mainly to the absentee owners; to continue having pride of ownership when leasing your properties. Absentee owners showing the same level of pride as owners who presently reside in the area; this initiative will supersede any of our expectations we could hope for. To do this we know that we need to share additional city information with each of you.

Are you aware of following codes and laws that affect your property?

- The property owner is required to maintain his or her property and any adjacent right of way property.
- The property owner is responsible for the actions of the renter/lessee of his or her property.
- Garbage containers shall be placed for service no earlier than 4:00 pm the day/evening before service and removed by 9:00 pm of the day of collection.
- Noise disturbances are a nuisance whether the noise is recurrent, intermittent, or constant, especially when the level overflows to the adjacent property.
- Tall weeds and grass allowed to grow over 12 inches are in violation of our code.
- Failing to adhere to any city ordinances could cost the property owner fines up to \$300.00 per occurrence, or \$250.00 per day.

The Winter Park Code Compliance staff is taking this proactive approach to ensure that the citizens of this community are informed. We would like for you to have first-hand knowledge of this information so that you can pass it on to your tenants, making them aware of the rules of the city. We appreciate and are asking for your cooperation and willingness to work with us to make College Quarter a safe and great Winter Park neighborhood. Please consider adding these rules to your rental contracts as you rent your units. All city codes may be found at <http://library.municode.com>.

Thank you in advance for your attention and cooperation with this initiative.

Sincerely,

The Winter Park Code Compliance Team