

(I) SIGNIFICANTLY AFFECTS OTHER RESIDENTS OF THE NEIGHBORHOOD,

(II) ~~NEGATIVELY~~ IMPACTS DIMINISHES THE VALUE OF NEIGHBORING PROPERTY; AND

(III) 1. IS INJURIOUS TO PUBLIC HEALTH, SAFETY, OR WELFARE OF NEIGHBORING RESIDENTS; OR

2. OBSTRUCTS THE REASONABLE USE OF OTHER PROPERTY IN THE NEIGHBORHOOD.

(B) THIS SECTION ONLY APPLIES TO A NUISANCE LOCATED WITHIN THE BOUNDARIES OF BALTIMORE CITY.

(C) (1) ~~SUBJECT TO PARAGRAPHS (2) AND (3) OF THIS SUBSECTION~~, A COMMUNITY ASSOCIATION MAY SEEK INJUNCTIVE AND OTHER EQUITABLE RELIEF IN THE CIRCUIT COURT ~~FROM~~ FOR ABATEMENT OF A NUISANCE UPON SHOWING:

(I) ~~THE DEFENDANT HAD NOTICE OF THE EXISTENCE OF THE NUISANCE OR THAT THE COMMUNITY ASSOCIATION MADE REASONABLE ATTEMPTS TO NOTIFY A DEFENDANT OF THE EXISTENCE OF THE NUISANCE~~ NOTICE REQUIREMENTS OF THIS SUBSECTION HAVE BEEN SATISFIED; AND

(II) THE NUISANCE HAS NOT BEEN ABATED.

(2) (I) AN ACTION MAY NOT BE BROUGHT UNDER THIS SECTION BASED ON A ~~VIOLATION OF A LOCAL CODE~~ NUISANCE UNTIL 60 DAYS AFTER THE COMMUNITY ASSOCIATION GIVES NOTICE OF THE VIOLATION AND OF THE COMMUNITY ASSOCIATION'S INTENT TO BRING AN ACTION UNDER THIS SECTION BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE APPLICABLE LOCAL ENFORCEMENT AGENCY.

(II) AN ACTION UNDER THIS SECTION MAY NOT BE BROUGHT IF THE APPLICABLE CODE ENFORCEMENT AGENCY HAS FILED AN ACTION FOR EQUITABLE RELIEF FROM THE NUISANCE.

(3) (I) AN ACTION MAY NOT BE BROUGHT UNDER THIS SECTION ~~CONCERNING COMMERCIAL PROPERTY~~ UNTIL ~~75~~ 60 DAYS AFTER THE TENANT, IF ANY, AND OWNER OF RECORD RECEIVE NOTICE FROM THE COMMUNITY ASSOCIATION THAT A NUISANCE EXISTS AND THAT LEGAL ACTION MAY BE TAKEN IF THE NUISANCE IS NOT ABATED.

(II) THE NOTICE SHALL SPECIFY:

1. THE NATURE OF THE ALLEGED NUISANCE;

2. THE DATE AND TIME OF DAY THE NUISANCE WAS FIRST DISCOVERED; AND

3. THE LOCATION ON THE PROPERTY WHERE THE NUISANCE IS ALLEGEDLY OCCURRING; AND