

(VI) SEWAGE DISPOSAL NUISANCES UNDER SUBTITLE 22, DIVISION 3, SUBDIVISION 3; AND

(VII) ABANDONED VEHICLES UNDER SUBTITLE 26, DIVISION 14.

(4) "NUISANCE" MEANS, WITHIN THE BOUNDARIES OF THE COMMUNITY REPRESENTED BY THE COMMUNITY ASSOCIATION, AN ACT OR CONDITION KNOWINGLY CREATED, PERFORMED, OR MAINTAINED ON PRIVATE PROPERTY THAT CONSTITUTES A LOCAL CODE VIOLATION AND THAT:

(I) SIGNIFICANTLY AFFECTS OTHER RESIDENTS OF THE NEIGHBORHOOD;

(II) NEGATIVELY IMPACTS 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 PRINCE GEORGE'S COUNTY.

(C) (1) A COMMUNITY ASSOCIATION MAY SEEK INJUNCTIVE AND OTHER EQUITABLE RELIEF IN THE CIRCUIT COURT FOR ABATEMENT OF A NUISANCE UPON SHOWING:

(I) THE NOTICE REQUIREMENTS UNDER PARAGRAPHS (2) AND (3) 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 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 UNTIL 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;