

(II) A PROPERTY WHERE THE TENANT, OWNER, OR OTHER OCCUPANT HAS BEEN CONVICTED OF VIOLATIONS OF ARTICLE 27, § 121 OR § 122 OF THE CODE FOR CONDUCT OCCURRING ON, IN, OR IN RELATION TO THE PROPERTY; OR

(III) A PROPERTY TO WHICH POLICE OR OTHER LAW ENFORCEMENT AGENCIES HAVE RESPONDED TO COMPLAINTS OR CALLS FOR SERVICE 10 OR MORE TIMES WITHIN ANY 30 DAY PERIOD.

(B) THIS SECTION ONLY APPLIES TO A NUISANCE LOCATED WITHIN THE BOUNDARIES OF ANNE ARUNDEL COUNTY.

(C) AN ACTION ~~UNDER § 4-401 OF THE COURTS ARTICLE~~ TO ABATE A NUISANCE MAY BE BROUGHT UNDER THIS SECTION AND § 4-401 OF THE COURTS ARTICLE BY:

- (1) THE STATE'S ATTORNEY FOR ANNE ARUNDEL COUNTY;
- (2) THE COUNTY ATTORNEY FOR ANNE ARUNDEL COUNTY;
- (3) A COMMUNITY ASSOCIATION WITHIN WHOSE BOUNDARIES THE NUISANCE IS LOCATED; OR
- (4) THE CITY ATTORNEY FOR THE CITY OF ANNAPOLIS.

(D) (1) ~~A COMMUNITY ASSOCIATION~~ PERSON SPECIFIED IN SUBSECTION (C) OF THIS SECTION MAY SEEK INJUNCTIVE AND OTHER EQUITABLE RELIEF IN THE ~~CIRCUIT COURT~~ DISTRICT 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 ~~BY A COMMUNITY ASSOCIATION~~ UNDER THIS SECTION BASED ON A NUISANCE UNTIL 60 DAYS AFTER THE ~~COMMUNITY ASSOCIATION~~ PLAINTIFF GIVES NOTICE OF THE VIOLATION AND OF THE ~~COMMUNITY ASSOCIATION'S~~ PLAINTIFF'S INTENT TO BRING AN ACTION UNDER THIS SECTION BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE APPLICABLE LOCAL ENFORCEMENT AGENCY.

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

(3) (I) AN ACTION MAY NOT BE BROUGHT ~~BY A COMMUNITY ASSOCIATION~~ UNDER THIS SECTION UNTIL 60 DAYS AFTER THE TENANT, IF ANY, AND OWNER OF RECORD RECEIVE NOTICE FROM THE ~~COMMUNITY ASSOCIATION~~ PLAINTIFF 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;