



CITY OF FALMOUTH

230 Main Street
Falmouth, Kentucky 41040
Phone (859) 654-6937 Fax (859) 654-3603
Mayor Sebastian Ernst
sernst@cityoffalmouth.com
City Clerk/Treasurer Susan L. Bishop
sbishop@cityoffalmouth.com

COUNCIL MEMBERS

Darryl Ammerman
Joyce Carson
Sabrina Hazen
Amy Hurst
Bob Pettit
Luke Price

October 23, 2023

CITY OF FALMOUTH, KENTUCKY CODE ENFORCEMENT DEPARTMENT

NOTICE OF LIEN

Comes now, the City of Falmouth has filed a lien on the property listed below with the Pendleton County Clerk's office:

**708 COLEMAN STREET
FALMOUTH, KY 41040**

Fix Pad Holdings, LLC
14120 Ballantyne Corporate Place
Suite 160
Charlotte, NC 28277-2861

Respectfully submitted,

Shelley Wright
Deputy City Clerk
City of Falmouth

Cc: Susan L. Bishop, City Clerk/Treasurer *Sub*

Rita M. Spencer, Clerk
Pendleton County
Time: 1:55 pm

SEP 21 2023

By: Nicelle Brown DC
Pd by: Tax
Mail to: City of Falmouth

**CITY OF FALMOUTH, KENTUCKY
CODE ENFORCEMENT
DEPARTMENT**

RE: 708 COLEMAN STREET

NOTICE OF FINAL ORDER

The City of Falmouth, by and through the Code Enforcement Department, does hereby give notice of the following:

A citation was issued with regard to this property on July 17, August 1, 9, 16, 23, 30, September 6, 13, and 20, 2023. A copy of the citations is attached hereto and incorporated by reference as if fully set forth herein.

More than seven (7) days have elapsed since service of the attached citations and the fines contained within the citations have not been paid, nor has there been a request for a hearing before the code enforcement board to contest the citations. Therefore, pursuant to City of Falmouth Ordinance §40.09(C), the person(s) named in the citation shall be deemed to have waived the right to a hearing and the determination that a violation was committed shall be considered final. \$1600.00 will be imposed unless the Final Order is appealed, or the fine is paid by a third-party lienholder pursuant to Falmouth Ordinance §40.09(F). Failure to pay this fine may result in a lien being placed against the property.

Please contact the City of Falmouth at (859) 654-6937 for more information. Thank you.

Sincerely,



Susan Bishop, City Clerk

NOTICE OF RIGHT TO APPEAL

You have failed to either pay the applicable civil fines within the specified time period or request a hearing, in writing, within seven (7) days of receipt of the applicable Citation. Therefore, by law you have waived your right to contest this citation and the determination that a violation was committed shall be final and not subject to an appeal to District Court. You may have the right to appeal this citation to the Pendleton District Court. Any such appeal must be made within thirty (30) days from the date at which the citation became a final order, which was September 21, 2023. You may want to seek the help of an attorney to ensure all legal requirements for an appeal are satisfied.


LIENHOLDER NOTIFICATION SYSTEM

Pursuant to Falmouth Ordinance §40.15, a copy of this document will be uploaded to the City's electronic lienholder notification database at www.cityoffalmouth.com. Once the City provides notice in accordance with §40.09(F), a lienholder may have the ability to avoid having a lien placed on the property by paying the civil fine on behalf of the property owner or abating the nuisance within 45 days from when the document is available on the City's database.

CERTIFICATE OF SERVICE

Pursuant to K.R.S. § 65.8828(5), a copy of the foregoing **Notice of Final Order** was sent via regular first-class mail to the following recipients on September 21, 2023:

Fix Pad Holdings, LLC
4668 Augusta Road
Lexington, SC 29073



Prepared By:
Shelley Wright, Deputy Clerk
City of Falmouth
230 Main Street
Falmouth, KY 41040

UNIFORM CODE ENFORCEMENT CITATION

Citation Number: _____

The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on _____

Day of Week: Wed Month: 7 Day: 20 Year: 23

THE FOLLOWING PERSON:

Name: Fix Fady Holdings
Street Address: 706 Williams
City: Falmouth State: PA Zip: 17000
Telephone: _____

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:

Ordinance / Code No.: 93A.7 PMC 304.2.1
Description of Violation: Unauthorized use of property
at the location

NOTICE:

This citation is issued pursuant to KRS 65.8825 et seq., Section 40.09 of the Code of Ordinances of the City of Falmouth. The violation with which you have been charged is a civil offense. If you choose not to contest the citation and pay the penalty within seven (7) days, the fine for the offense is \$ 500.00. Each day that the violation exists and is not brought into compliance shall be considered a separate offense. Paying of the fine(s) does not relieve the violator from being required to correct the violation.

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Failure to pay the applicable civil penalty or

WHITE COPY - Violator YELLOW COPY - Inspector TAG COPY - File

UNIFORM CODE ENFORCEMENT CITATION

Citation Number: _____

The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on _____

Day of Week: Wed Month: 9 Day: 13 Year: 23

THE FOLLOWING PERSON:

Name: Fix Fady Holdings
Street Address: 706 Williams
City: Falmouth State: PA Zip: 17000
Telephone: _____

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:

Ordinance / Code No.: 93A.7 PMC 304.2.1
Description of Violation: Unauthorized use of property
at the location

NOTICE:

This citation is issued pursuant to KRS 65.8825 et seq., Section 40.09 of the Code of Ordinances of the City of Falmouth. The violation with which you have been charged is a civil offense. If you choose not to contest the citation and pay the penalty within seven (7) days, the fine for the offense is \$ 500.00. Each day that the violation exists and is not brought into compliance shall be considered a separate offense. Paying of the fine(s) does not relieve the violator from being required to correct the violation.

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Failure to pay the applicable civil penalty or

WHITE COPY - Violator YELLOW COPY - Inspector TAG COPY - File

UNIFORM CODE ENFORCEMENT CITATION

Citation Number: 0030

The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on:

Day of Week: Sun Month: 9 Day: 6 Year: 2003

THE FOLLOWING PERSON:

Name: Six Pad Holdings
Street Address: 708 Coleridge
City: Falmouth State: KY Zip: 40000
Telephone: 609-0000

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:

Ordinance / Code No.: 92.03
Description of Violation: Tall grass weeds
Pay in next 48 hours
7th citation

NOTICE:

This citation is issued pursuant to KRS request a hearing, in writing, from the Code Enforcement Board within seven (7) days of the date of issuance of this citation shall constitute a waiver of your right to contest the citation and the determination that a violation was committed shall be final and non-appealable, and you will be deemed to have waived the right to appeal to Pendleton County District Court.

If you choose not to contest the citation and pay the penalty within seven (7) days, the fine for the offense is \$200.00.

If you choose to contest the citation and request a hearing before the City Code Enforcement Board, the maximum penalty that may be imposed for this violation is \$300.00.

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Failure to pay the applicable civil penalty or Warning 1st 2nd 3rd Other
Offense 1st 2nd 3rd Other

UNIFORM CODE ENFORCEMENT CITATION

Citation Number: 0030

The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on:

Day of Week: Sun Month: 8 Day: 30 Year: 2003

THE FOLLOWING PERSON:

Name: Six Pad Holdings
Street Address: 708 Coleridge
City: Falmouth State: KY Zip: 40000
Telephone: 609-0000

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:

Ordinance / Code No.: 92.03
Description of Violation: Tall grass weeds
Pay in next 48 hours
7th citation

NOTICE:

This citation is issued pursuant to KRS request a hearing, in writing, from the Code Enforcement Board within seven (7) days of the date of issuance of this citation shall constitute a waiver of your right to contest the citation and the determination that a violation was committed shall be final and non-appealable, and you will be deemed to have waived the right to appeal to Pendleton County District Court.

If you choose not to contest the citation and pay the penalty within seven (7) days, the fine for the offense is \$200.00.

If you choose to contest the citation and request a hearing before the City Code Enforcement Board, the maximum penalty that may be imposed for this violation is \$300.00.

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Failure to pay the applicable civil penalty or Warning 1st 2nd 3rd Other
Offense 1st 2nd 3rd Other

CITY OF FALMOUTH, KENTUCKY
UNIFORM CODE ENFORCEMENT CITATION

Citation Number: _____
The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe and does believe that on:
Week: 11/11 Month: 11 Day: 11 Year: 2013

THE FOLLOWING PERSON:
Name: Fix Rad Holdings
Street Address: 706 Columbia St
City: Falmouth State: Ky Zip: 40050
Telephone: _____

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:
Ordinance / Code No.: 92.03 VMC 506.211
Description of Violation: Failure to maintain property
in accordance with code
of the city of Falmouth

NOTICE:

This citation is issued pursuant to KRS 65.8825 et. seq., Section 40.09 of the Code of Ordinances of the City of Falmouth. The violation with which you have been charged is a civil offense. If you choose not to contest the citation and the penalty within seven (7) days, the fine for the offense is \$ 300.00. Each day that the violation exists and is not brought into compliance shall be considered a separate offense. Paying of the fine(s) does not relieve the violator from being required to correct the violation.

If you choose to contest the citation and request a hearing before the City Code Enforcement Board, the maximum penalty that may be imposed for this violation is \$ 300.00.
Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.
Failure to pay the applicable civil penalty or

Printed Name of Issuing Code Enforcement Officer: _____
Signature of Issuing Code Enforcement Officer: _____
Date: 11/11/13 Time of Issuance: _____
 Warning 1st 2nd 3rd Other
 Offense 1st 2nd 3rd Other
WHITE COPY - Violator YELLOW COPY - Inspector TAG COPY - File

CITY OF FALMOUTH, KENTUCKY
UNIFORM CODE ENFORCEMENT CITATION

Citation Number: _____
The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe and does believe that on:
Week: 11/11 Month: 11 Day: 11 Year: 2013

THE FOLLOWING PERSON:
Name: Fix Rad Holdings
Street Address: 706 Columbia St
City: Falmouth State: Ky Zip: 40050
Telephone: 888-660-1131

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE:
Ordinance / Code No.: 92.03 VMC 506.211
Description of Violation: Failure to maintain property
in accordance with code
of the city of Falmouth

NOTICE:

This citation is issued pursuant to KRS 65.8825 et. seq., Section 40.09 of the Code of Ordinances of the City of Falmouth. The violation with which you have been charged is a civil offense. If you choose not to contest the citation and the penalty within seven (7) days, the fine for the offense is \$ 100.00. Each day that the violation exists and is not brought into compliance shall be considered a separate offense. Paying of the fine(s) does not relieve the violator from being required to correct the violation.

If you choose to contest the citation and request a hearing before the City Code Enforcement Board, the maximum penalty that may be imposed for this violation is \$ 300.00.
Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.
Failure to pay the applicable civil penalty or

Printed Name of Issuing Code Enforcement Officer: _____
Signature of Issuing Code Enforcement Officer: _____
Date: 11/11/13 Time of Issuance: _____
 Warning 1st 2nd 3rd Other
 Offense 1st 2nd 3rd Other
WHITE COPY - Violator YELLOW COPY - Inspector TAG COPY - File

CITY OF FALMOUTH, KENTUCKY
UNIFORM CODE ENFORCEMENT CITATION

Citation Number: 0510
The undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe and does believe that on:

of Week: TUES Month: 9 Day: 1 Year: 2023

THE FOLLOWING PERSON:
Name: Fix Rad Holdings LLC
Street Address: 709 Coleman St
City: Falmouth State: KY Zip: 41040
Telephone: 888-660-1131
DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE: 309.11-3
Ordinance / Code No.: KMC 92.03 MID 92.05 K
Description of Violation: Roof in need of repairs

THE FOLLOWING PERSON:
Name: Fix Rad Holdings
Street Address: 708 Coleman St
City: Falmouth State: KY Zip: 41040
Telephone: 888-660-1131
DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE: 309.11-3
Ordinance / Code No.: KMC 92.03 MID 92.05 K
Description of Violation: Roof in need of repairs

NOTICE

NOTICE

This citation is issued pursuant to KRS 65.8825 et. seq., Section 40.09 of the Code of Ordinances of the City of Falmouth. The violation with which you have been charged is a civil offense. If you choose not to contest the citation and the penalty within seven (7) days, the fine for the offense is \$ 100.00. Each day that the violation exists and is not brought into compliance shall be considered a separate offense. Paying of the fine(s) does not relieve the violator from being required to correct the violation.

This citation is issued pursuant to KRS 65.8825 et. seq., Section 40.09 of the Code of Ordinances of the City of Falmouth. The violation with which you have been charged is a civil offense. If you choose not to contest the citation and the penalty within seven (7) days, the fine for the offense is \$ 100.00. Each day that the violation exists and is not brought into compliance shall be considered a separate offense. Paying of the fine(s) does not relieve the violator from being required to correct the violation.

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.
Failure to pay the applicable civil penalty or

Printed Name of Issuing Code Enforcement Officer: [Signature]
Signature of Issuing Code Enforcement Officer: [Signature]
Date: 9/1/23 Time of Issuance: 1:00 PM

Warning 1st 2nd 3rd Other
 Offense 1st 2nd 3rd Other

WHITE COPY - Violator YELLOW COPY - Inspector TAG COPY - File

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.
Failure to pay the applicable civil penalty or

Printed Name of Issuing Code Enforcement Officer: [Signature]
Signature of Issuing Code Enforcement Officer: [Signature]
Date: 9/1/23 Time of Issuance: 1:00 PM

Warning 1st 2nd 3rd Other
 Offense 1st 2nd 3rd Other

WHITE COPY - Violator YELLOW COPY - Inspector TAG COPY - File

UNIFORM CODE ENFORCEMENT CITATION

Citation Number: 1592

This undersigned code enforcement officer of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on:

of Week: 7 Month: 17 Year: 2023

THE FOLLOWING PERSON:

Name: Fix Pad Holding LLC

Street Address: 708 Williams St

City: Falmouth State: KY Zip: 41040

Telephone:

DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE: 304.161-8

Ordinance / Code No.: 93.03-D-199.03K

Description of Violation: Bathroom walls

Roof in need of repairs

NOTICE:

This citation is issued pursuant to KRS request a hearing, in writing, from the Code 65.8825 et. seq. Section 40.09 of the Code of Enforcement Board within seven (7) days of Ordinances of the City of Falmouth. The date of issuance of this citation shall constitute a waiver of your right to contest violation with which you have been charged the citation and the determination that a is a civil offense. violation was committed shall be final and non-appealable, and you will be deemed to have waived the right to appeal to Pendleton County District Court.

If you choose not to contest the citation and the penalty within seven (7) days, the fine for the offense is \$ 100.00

If you choose to contest the citation and request a hearing before the City Code Enforcement Board, the maximum penalty that may be imposed for this violation is \$ 200.00

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Printed Name of Issuing Code Enforcement Officer: Steve Grok
Signature of Issuing Code Enforcement Officer: [Signature]
Date: 7/17/23 Time of Issuance: 2:45 PM

Failure to pay the applicable civil penalty or

Warning 1st 2nd 3rd Other
 Offense 1st 2nd 3rd Other

WHITE COPY - Violator

YELLOW COPY - Inspector

TAG COPY - File

Book: 21
Name: LIS PENDENS
RITA SPENCER
PENDLETON COUNTY
9/21/2023, 10:44:50 AM
DC: Kinley Glahn

Pages: 665-671 (7)



581845