



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

Notice of Violation

DATE OF NOTICE

10/01/2026

PROPERTY OWNER

Prime Objective Property
520 Sea Gull Ct
Edgewater FL 32141

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 428 E ELIZABETH

PROPERTY ID NUMBER: 301-01905-000

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION(S):

Dear Property Owner/Occupant,

You are hereby notified that the property is currently in violation of Section 5.12.03 – Overgrown and Unsightly Weeds of the City of Osceola Code. Upon inspection, the grass and weeds on the property exceed the maximum allowable height of six (6) inches, and there is an accumulation of tree limbs, leaves, and other vegetative debris creating an unsightly condition. You are required to mow and properly maintain the grass and weeds, and remove all tree limbs, leaves, and related debris from the property immediately. Failure to correct these violations within the time allowed may result in further enforcement action by the City of Osceola, including fines, abatement by the city, and assessment of associated costs against the property.

ACTION TO BE TAKEN:

Pursuant to City of Osceola Ordinance No. 2009-867, it shall be unlawful for any person owning and/or occupying any lot or real property within the City of Osceola, Arkansas, to allow weeds or grass to grow to a height greater than six (6) inches, or to permit conditions that become unsafe, unsightly, or unsanitary. There has been repeated violations concerning this property. You are hereby notified that your property is currently in violation of this ordinance and must be brought into compliance no later than AUGUST 31, 2026. Failure to comply by the stated cleanup date may result in further enforcement action, including possible fines, a lien being placed on the property until the cost of clean-up has been paid, abatement by the City, and assessment of associated costs against the property.

On (08/18/2026) you were issued a violation letter concerning your property and as of today's date the property remains out of compliance. This serves as your final letter concerning your property, if the violation is not corrected by (OCTOBER 15, 2026) Failure to comply by the stated cleanup date may result in further enforcement action, including fines, condemning the property, abatement by the City, and assessment of associated costs against the property and a lien placed on your property.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED WITH CORRECTING THE CONDITIONS. A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-26-087

Municipal address: 428 E ELIZABETH

Legal address: W75' LT 1 BLK I KEISER ADD

Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
05/18/2026, 2:33 PM	Elizabeth Mosley	Failed Violations	
08/11/2026, 1:36 PM	Elizabeth Mosley	Failed Violations	
10/01/2026, 7:25 AM	Elizabeth Mosley	Failed Violations	THIRD ATTEMPT CONDEMNATION PROCESS

Photos

05/18/2026 2:34 PM

Related deficiencies: -



05/18/2026 2:34 PM

Related deficiencies: -



08/11/2026 1:36PM

violation picture-151

Related deficiencies: -





City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

Notice of Violation

DATE OF NOTICE

10/01/2026

PROPERTY OWNER

FREDRICK ARTIS

4962 PARADISO WAY APT 202

SANFORD FL 32271

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 424 ELIZABETH

PROPERTY ID NUMBER: 301-01908-000

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION(S):

You are hereby notified that the property is currently in violation of Section 5.12.03 – Overgrown and Unsightly Weeds of the City of Osceola Code. Upon inspection, the grass and weeds on the property exceed the maximum allowable height of six (6) inches.

ACTION TO BE TAKEN:

Pursuant to Section 5.12.03 regarding overgrown and unsightly weeds, you are hereby notified that your property is currently in violation due to excessive grass and vegetation growth. Grass must be mowed and maintained at a height not exceeding six (6) inches, and all overgrown weeds, tree limbs, branches, and accumulated leaves must be removed from the premises. This violation must be corrected no later than **OCTOBER 15, 2026**. Failure to comply by the stated cleanup date may result in further enforcement action, including possible fines, abatement by the City, and assessment of associated costs against the property.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED WITH CORRECTING THE CONDITIONS. A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-26-199

Municipal address: 424 ELIZABETH

Legal address: E87' LOT 2 BLOCK I KEISER ADD

Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/11/2026, 1:34 PM	Elizabeth Mosley	Failed Violations	
10/01/2026, 7:22 AM	Elizabeth Mosley	Failed Violations	STILL OUT OF COMPLIANCE, CONDEMNATION PROCESS

Photos

08/11/2026 1:35 PM

violation picture-150

Related deficiencies: -





City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

Notice of Violation

DATE OF NOTICE

10/01/2026

PROPERTY OWNER

Ross Murray Irrevocable Trust
320 Elizabeth Ave
Osceola AR 72370

RE: 5.04.01: Property Maintenance, Dilapidated houses or sheds, broken windows, unsecured doors or windows, loose sidings or any unsightly situations that could be deemed hazardous to neighbors or pedestrians..

SUBJECT PROPERTY: 335 ELIZABETH

PROPERTY ID NUMBER: 301-01893-000

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION(S):

Dear Property Owner/Occupant, You are hereby notified that the property is currently in violation of the City of Osceola property maintenance regulations regarding dilapidated and unsafe structures. Upon inspection, the structure has been found to be in an unsightly and/or deteriorated condition, including but not limited to broken windows, loose or missing siding, and structural components that may be falling or creating a hazardous condition to occupants and surrounding neighboring properties. You are required to repair, secure, and properly maintain the structure to eliminate all hazardous and unsightly conditions. Failure to correct these violations within the time allowed may result in further enforcement action by the City of Osceola, including fines, condemnation proceedings, abatement actions, and assessment of all associated costs against the property.

ACTION TO BE TAKEN:

Property is in a state of disrepair and has been deemed a nuisance and must be brought up to code or a written plan of action submitted to Code Enforcement by (June 15, 2026) if a plan of action is not submitted by then the property will be placed on the list for condemnation.

Trees that are deemed unsafe and pose a safety hazard to not only the property owner, but the surrounding neighbors must be removed. Dangling tree limbs that can cause serious injury or death upon falling must be removed immediately. Property needs to be cleaned up and the dangerous condition removed.

This letter serves as the FINAL NOTICE regarding a violation of the City of Osceola Municipal Code with the property located at: (335 ELIZABETH)

REQUIRED ACTION: You were previously sent a letter concerning your property and the fallen tree that is laying dangerously on your property, and as of today's date nothing has been done and your property remains out of compliance. A written plan of action concerning your property was supposed to have been submitted by June 15, 2026, and has not been received. The property is deemed a nuisance if a plan of action is not submitted by October 15, 2026, it will be considered for condemnation.

FAILURE TO COMPLY: Failure to correct the violation(s) within the required timeframe may result in one or more of the following actions:

- Issuance of fines or civil penalties
- Abatement by the City, with costs billed to the owner
- A lien placed against the property for costs incurred by the City
- Legal action, including citation and/or court proceedings

Each day a violation continues may be treated as a separate offense

MUST BE COMPLETED BY: OCTOBER 15, 2026

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED WITH CORRECTING THE CONDITIONS. A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-26-091

Municipal address: 335 ELIZABETH

Legal address: E75' LOT 9 BLOCK G KEISER ADD

Status of inspection: Active

Case description:

Dilapidated structure

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
05/18/2026, 2:47 PM	Elizabeth Mosley	Failed Violations	
10/01/2026, 7:07 AM	Elizabeth Mosley	Failed Violations	NO ACTION TAKEN FINAL VIOLATION LETTER

Photos

05/18/2026 2:48 PM		-	Related deficiencies: -
--------------------	--	---	-------------------------



05/18/2026 2:48 PM

-

Related deficiencies: -





City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

Notice of Violation

DATE OF NOTICE

10/01/2026

PROPERTY OWNER

CYRUS REYES

361 SOUTHWEST DR PMB 315

JONESBORO AR 72401

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 408 CENTER

PROPERTY ID NUMBER: 301-02599-000

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION(S):

You are hereby notified that the property is currently in violation of Section 5.12.03 – Overgrown and Unsightly Weeds of the City of Osceola Code. Upon inspection, the grass and weeds on the property exceed the maximum allowable height of six (6) inches, and there is an accumulation of tree limbs, leaves, and other vegetative debris creating an unsightly condition.

ACTION TO BE TAKEN:

NOTICE TO ABATE NUISANCE PROPERTY

The property listed above has been inspected and is currently overgrown with grass, weeds, vines, trees, and other vegetation. The condition of the property is considered a nuisance and needs to be cleaned up.

You are being notified that the property must be cleaned and the overgrown vegetation removed. All cleanup must be completed **no later than August 24, 2026**.

If the property is not cleaned up by the deadline, the City may take further enforcement action. This may include issuing citations requiring you to appear in court, with possible fines and penalties. If the City is required to have the property cleaned, the cost of the cleanup may be charged to the property owner, and a lien may be placed against the property for the City's expenses, as allowed by law.

Please make arrangements to have the property cleaned and brought into compliance by the deadline to avoid further action.

Previously you were issued violation letters concerning your property and as of today's date the property remains out of compliance. This serves as your final letter concerning your property, if the violation is not corrected by (OCTOBER 15, 2026) Failure to comply by the stated cleanup date may result in further enforcement action, including possible fines, abatement by the City, and assessment of associated costs against the property and a lien placed on your property.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS

GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED WITH CORRECTING THE CONDITIONS. A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-26-060

Municipal address: 408 CENTER

Legal address: E50' W100' LT 14 OF TOWN LOTS WEST OF LEVEE OF 31-13-11
Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
04/21/2026, 11:29 AM	Elizabeth Mosley	Failed Violations	

Photos

04/21/2026 11:30 AM		-	Related deficiencies: -
---------------------	--	---	-------------------------





City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-26-203

Municipal address: 408 CENTER

Legal address: E50' W100' LT 14 OF TOWN LOTS WEST OF LEVEE OF 31-13-11
Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/11/2026, 2:44 PM	Elizabeth Mosley	Failed Violations	

Photos

08/11/2026 2:45 PM		violation picture-159	Related deficiencies: -
--------------------	--	-----------------------	-------------------------





City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-26-203

Municipal address: 408 CENTER

Legal address: E50' W100' LT 14 OF TOWN LOTS WEST OF LEVEE OF 31-13-11
Status of inspection: Active

Case description:

Overgrown grass

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
08/11/2026, 2:44 PM	Elizabeth Mosley	Failed Violations	
10/01/2026, 7:55 AM	Elizabeth Mosley	Failed Violations	STILL OUT OF COMPLIANCE

Photos

08/11/2026 2:45 PM

violation picture-159

Related deficiencies: -





City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

Notice of Violation

DATE OF NOTICE

10/01/2026

PROPERTY OWNER

VAN JONES
215 E ALICIA ST
OSCEOLA AR 72370

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 215 E ALICIA

PROPERTY ID NUMBER: 301-02416-585

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION(S):

Understanding Property Easements City of Osceola, Arkansas

An **easement** is a portion of private property that allows the City, utility companies, or other authorized parties the right to access and use the area for a specific purpose, such as electric, water, sewer, drainage, or access. The property owner still owns the land; however, the easement must be maintained and kept available for its intended use.

Property Owner and Tenant Responsibilities:

- Maintain grass, weeds, and vegetation within easement areas as required by City ordinance.
- Keep easements free from trash, debris, vehicles, structures, fences, and other obstructions.
- Do not alter drainage areas, block water flow, or interfere with utility access.
- Obtain approval before placing any improvements or structures within an easement area.
- Allow authorized City personnel and utility providers reasonable access for inspection, maintenance, and repairs.

ACTION TO BE TAKEN:

An inspection of the property has revealed that the property easement located behind the fence is overgrown and is not being properly maintained. The property owner or tenant is hereby notified that the easement area must be completely cleared of overgrown grass, weeds, vegetation, trash, debris, and other obstructions. The easement must be kept cut, clean, and accessible so that it remains available for its intended purpose and does not become obstructed or inaccessible. The entire easement area behind the fence must be cleaned and brought into compliance no later than October 15, 2026. The property owner or tenant is responsible for maintaining the easement on a regular basis after the violation has been corrected. Failure to correct and maintain the easement by the stated deadline may result in further enforcement action by the City of Osceola, including required cleanup or mowing, assessment of associated costs against the property, liens where authorized, and any other enforcement remedies available under applicable City ordinances and Arkansas law.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED WITH CORRECTING THE CONDITIONS. A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-26-184

Municipal address: 215 E ALICIA

Legal address: LOT 11 BLOCK G REPLAT 6 PLANTATION OAKS
301-00054-300

Status of inspection: Active

Case description:

Easements

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
07/29/2026, 1:38 PM	Elizabeth Mosley	Failed Violations	

Photos

07/29/2026 1:39 PM		violation picture-121	Related deficiencies: -
--------------------	--	-----------------------	-------------------------





City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

Notice of Violation

DATE OF NOTICE

10/01/2026

PROPERTY OWNER

Eric L. Gavin
213 E Alicia st
Osceola AR 72370

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 213 E ALICIA

PROPERTY ID NUMBER: 301-02416-587

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION(S):

Easements need to be mowed with grass being less than 6 inches tall, all vines need to be removed, dilapidated structures and fencing needs to be repaired and any tree limbs that are hanging and deemed dangerous in nature must be trimmed or removed.

ACTION TO BE TAKEN:

An inspection of the property has revealed that the property easement located behind the fence is overgrown and is not being properly maintained. The property owner or tenant is hereby notified that the easement area must be completely cleared of overgrown grass, weeds, vegetation, trash, debris, and other obstructions. The easement must be kept cut, clean, and accessible so that it remains available for its intended purpose and does not become obstructed or inaccessible. The entire easement area behind the fence must be cleaned and brought into compliance no later than October 15, 2026. The property owner or tenant is responsible for maintaining the easement on a regular basis after the violation has been corrected. Failure to correct and maintain the easement by the stated deadline may result in further enforcement action by the City of Osceola, including required cleanup or mowing, assessment of associated costs against the property, liens where authorized, and any other enforcement remedies available under applicable City ordinances and Arkansas law.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED WITH CORRECTING THE CONDITIONS. A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-25-170

Municipal address: 213 E ALICIA

Legal address: LOT 12 BLOCK G REPLAT 6 PLANTATION OAKS
301-00054-300

Status of inspection: Active

Case description:

Easement Management and grass mowing

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
06/18/2025, 12:36 PM	Elizabeth Mosley	Failed Violations	

Photos

06/18/2025 12:38 PM





City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

Notice of Violation

DATE OF NOTICE

10/01/2026

PROPERTY OWNER

James & Betty Dixon
212 E Shadow
Osceola AR 72370

RE: Overgrown grass, overgrown vines, overgrown trees and shrubbery leading to the unsightly condition of property.

SUBJECT PROPERTY: 212 E SHADOW

PROPERTY ID NUMBER: 301-02416-565

Dear Property Owner:

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED BELOW:

VIOLATION(S):**Understanding Property Easements City of Osceola, Arkansas**

An **easement** is a portion of private property that allows the City, utility companies, or other authorized parties the right to access and use the area for a specific purpose, such as electric, water, sewer, drainage, or access. The property owner still owns the land; however, the easement must be maintained and kept available for its intended use.

Property Owner and Tenant Responsibilities:

- Maintain grass, weeds, and vegetation within easement areas as required by City ordinance.
- Keep easements free from trash, debris, vehicles, structures, fences, and other obstructions.
- Do not alter drainage areas, block water flow, or interfere with utility access.
- Obtain approval before placing any improvements or structures within an easement area.
- Allow authorized City personnel and utility providers reasonable access for inspection, maintenance, and repairs.

ACTION TO BE TAKEN:

An inspection of the property has revealed that the property easement located behind the fence is overgrown and is not being properly maintained. The property owner or tenant is hereby notified that the easement area must be completely cleared of overgrown grass, weeds, vegetation, trash, debris, and other obstructions. The easement must be kept cut, clean, and accessible so that it remains available for its intended purpose and does not become obstructed or inaccessible. The entire easement area behind the fence must be cleaned and brought into compliance no later than **October 15, 2026**. The property owner or tenant is responsible for maintaining the easement on a regular basis after the violation has been corrected. Failure to correct and maintain the easement by the stated deadline may result in further enforcement action by the City of Osceola, including required cleanup or mowing, assessment of associated costs against the property, liens where authorized, and any other enforcement remedies available under applicable City ordinances and Arkansas law.

FAILURE TO CORRECT VIOLATION(S) WILL RESULT IN THE ISSUANCE OF A COURT SUMMONS TO APPEAR IN DISTRICT COURT. THE MAXIMUM FINE PER COURT SUMMONS IS \$100.00. EACH DAY IS A SEPARATE OFFENSE. THE CLEAN-UP BEING PERFORMED BY CITY OFFICIALS WILL RESULT IN PAYMENT AT THE OWNER(S) EXPENSE OF \$100.00 OR 10% OF THE TOTAL COSTS INCURRED BY THE CITY TO REMEDY THE VIOLATION, WHICHEVER IS GREATER, AND AN ADDITION OF THE ACTUAL COST OF THE WORK INVOLVED WITH CORRECTING THE CONDITIONS. A LIEN WILL BE PLACED FOR UNPAID FEES.

Thank You,

Office of Code Enforcement



City of Osceola
Building Inspection & Code Enforcement
303 West Hale | P.O. Box 443
Osceola, Arkansas 72370
Ph. (870) 563-5245

CODE ENFORCEMENT

Case number: CE-25-169

Municipal address: 212 E SHADOW

Legal address: LOT 7 BLOCK G REPLAT 3 PLANTATION OAKS
301-00054-300

Status of inspection: Active

Case description:

Easement management and grass mowing.

Violations/Remarks

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
06/18/2025, 12:32 PM	Elizabeth Mosley	Failed Violations	
07/29/2026, 1:37 PM	Elizabeth Mosley	Failed Violations	

Photos

06/18/2025 12:33 PM		-	Related deficiencies: -
---------------------	--	---	-------------------------



06/18/2025 12:33PM

Related deficiencies: -



07/29/2026 1:37PM

violation picture-119

Related deficiencies: -



07/29/2026 1:37 PM

violation picture-120

Related deficiencies: -

