

WRITTEN ORDINANCE – ONE Clemson Planned Development

Approved August 2, 2022

Revised January 20, 2023

Section 101 - Descriptive Statement

ONE Clemson will be a mixed-use Planned Development that will fall in the jurisdiction of the City of Clemson, South Carolina. The development will be fee simple ownership with maintenance of all components, including but not limited to, roads, sidewalks, stormwater system, buildings, parking lots, landscaping, and amenities being the sole responsibility of property owner in perpetuity. Domestic water and sewer infrastructure including gravity sewer as well as pumpstation and forcemain will be dedicated to the City of Clemson for ownership and maintenance. Any required maintenance bond per City of Clemson utility department standards will be provided by developer upon dedication of utilities to City of Clemson. Access and maintenance easements will be dedicated for these utilities. The project will have the potential for the components to have separate fee simple owners of commercial, townhouse/condo, and cottage portions.

The property is 24.57 acres and is currently undeveloped and in Pickens County. The property will be annexed into the City of Clemson as a Planned Development. The property owner is Todd Kennedy and Lawrence Road Development LLC. The Planned Development will consist of five (5) components outlined below.

PROPOSED USES

Area 1: Dedicated Public Open Space – the Planned Development consists of a 1.9 acre area set aside to be dedicated to the City of Clemson for a future park. The developer will build a parking lot and clear/grade the area so that it can be used for public use and enjoyment. The parking lot will be constructed by developer along with two light poles (location, height, and design to be determined by City of Clemson) along with one permanent trash receptacle meeting City of Clemson Parks and Recreation specifications and one pet waste station meeting City of Clemson Parks and Recreation specifications. Water and Sewer stubs will be constructed to the site to allow for future restroom construction if desired by City of Clemson. The area will have access to the lake. The public open space will be maintained by the developer for a period of time until the City of Clemson completes its Parks Master Plan and builds a park consistent with the plan on this site. At that time, the City of Clemson will take over maintenance of the plan. This maintenance responsibility of the developer will include grass mowing, emptying trash receptacle and pet waste station. Once the area is dedicated for ownership, even during the period of time that the developer maintains the public open space, the City of Clemson will insure and hold harmless the developer or any future

owner of the development from any liability associated with the public open space.
Upon dedication of property to the City of

Clemson, the developer/owner will submit a payment of \$25,000 payable to the City of
Clemson to be used for future construction of the park by the City of Clemson.

Area 2: Commercial Area – The Planned Development will have a Commercial Area with
up to a 2500 sf commercial establishment that will be marketed as a restaurant or retail
center. Along with this building is an outdoor space area that can be used for gathering
or live music, utilities and necessities, and associated parking. The commercial portion
of the project is 1.22 acres.

Area 3: Workforce Housing Townhomes/Condos – The Planned Development will have
no less than 44 workforce housing units as townhomes or condos. These units will be 2-
bedroom units. Along with these units will be amenities, utilities and other necessities,
and associated parking. These units could be built with or without interior garages. The
townhouse/condo portion of the project is 3.61 acres.

Area 4: 1 Bedroom Units – The Planned Development will have up to 96 one-bedroom
rental units that would be marketed to a mixture of young professionals and graduate
students. These units would be able to utilize the amenities provided with the cottage
portion of the development. Along with these units will be utilities and other
necessities, and associated parking. The one-bedroom unit portion of the project is 3.82
acres.

Area 5: Student Oriented Cottages – The Planned Development will have up to 79
multi-family, student-oriented cottages totaling 320 bedrooms. These cottages will
consist of a mixture of 3-bedroom, 4-bedroom, and 5-bedroom cottages. Along with
these cottages will be amenities, utilities and other necessities, and parking as needed
to service these cottages. The student-oriented cottage portion of the project is 12.48
acres.

ACCESS

Access will be via two entrances along Lawrence Road. The dedicated public area will
have its own access point separate from these two access points. The residential
components of the project may be fenced and gated as desired by owner.

Pedestrian Access

- During development of the project, the City of Clemson will work with the US Army
Corps of Engineers to allow for a multi-use path and bridge from the project to Old
Central Road at the southeast corner of the property on USACE property. Upon
approval, developer will construct a multi-use path and bridge on the USACE property
from the development to Old Central Road. Developer will be responsible for adding

signage through the property to signify the use and location of the multi-use path and bridge.

- Developer will construct a bus shelter on Old Central Road at the Southeast corner of the development that will be accessed by the multi-use path and bridge. Along with the bus shelter construction, developer will install a signalized pedestrian cross-walk in this location crossing Old Central Road.
- Developer will construct a 10' wide sidewalk along frontage of project along Lawrence Road to be used as a multi-use path. Sidewalks will be installed throughout project that will provide pedestrian access and bicycles will be allowed to use the interior roadways with the development to gain access to the multi-use path and bridge and ultimately to the bus shelter along Old Central Road.

Ownership and Covenants/Conditions/Restrictions

- Ownership of project will remain private with any future property owners bound by and agreeing to this ordinance. Management and Maintenance of the project will be by the property owner and/or a property management company hired by owner.
- Owner agrees that there are no existing covenants, conditions, and restrictions on this property other than any restrictions governed by the City of Clemson or US Army Corps of Engineers. Any future covenants, conditions, and restrictions that may be placed on property will follow the guidelines and be governed by this Ordinance.
- Owner agrees that all townhouse units in Area 3 will be rented/leased on a per unit basis and not on a per bed basis.

Community Open Space for Residents

In addition to the Publicly dedicated Open Space, there will be ample Community Open Space throughout the development for use and enjoyment by residents. Community Open Space for Residents includes pool and clubhouse area as well as all area not included in buildings or roadways. These areas will remain open for use by all tenants.

Impact on Public Facilities

Upon development of the project, there will be an impact on public water and sewer capacity as well as fire protection, police protection, emergency services, and public transportation. The added need for these services by the development will be offset by the taxes generated by the development.

There is not an anticipated significant impact on the public school system from the development as the majority of the residents will be college students but there will be property tax generation that will benefit the school system.

PROPERTY LEGAL DESCRIPTON

All that tract or parcel of land, together with all improvements thereon, containing 24.54 acres, more or less, lying and being in Pickens County, South Carolina, and being more particularly described as follows:

Beginning at the 1" Iron Pin OT USCOE on the south side of Lawrence Road at the Eastern boundary with Lake Hartwell; thence along a line North 89 degrees 02 minutes 23 seconds East, 115.99 feet to a 1" Iron Pin OT USCOE being the TRUE POINT OF BEGINNING; thence along a line North 22 degrees 01 minutes 16 seconds East, 129.79 feet to a ½" rebar; thence along a line North 22 degrees 01 minutes 16 seconds East, 50.44 feet to a point; thence along a line North 38 degrees 35 minutes 24 seconds East, 58.71 feet to a point; thence along a line North 53 degrees 46 minutes 29 seconds East, 36.90 feet to a point; thence along a line North 66 degrees 30 minutes 17 seconds East, 39.23 feet to a point; thence along a line North 77 degrees 35 minutes 41 seconds East, 40.28 feet to a point; thence along a line North 84 degrees 38 minutes 23 seconds East, 55.88 feet to a point; thence along a line South 89 degrees 40 minutes 28 seconds East, 52.71 feet to a point; thence along a line South 81 degrees 01 minutes 51 seconds East, 40.25 feet to a point; thence along a line South 70 degrees 33 minutes 29 seconds East, 48.25 feet to a point; thence along a line South 61 degrees 00 minutes 00 seconds East, 52.71 feet to a point; thence along a line South 52 degrees 57 minutes 34 seconds East, 53.64 feet to a point; thence along a line South 49 degrees 03 minutes 18 seconds East, 55.46 feet to a point; thence along a line South 47 degrees 43 minutes 46 seconds East, 111.64 feet to a point; thence along a line South 57 degrees 08 minutes 53 seconds East, 93.88 feet to a point; thence along a line South 69 degrees 40 minutes 16 seconds East, 54.99 feet to a point; thence along a line South 75 degrees 32 minutes 27 seconds East, 288.23 feet to a point; thence along a line South 83 degrees 38 minutes 56 seconds East, 40.90 feet to a point; thence along a line North 80 degrees 13 minutes 34 seconds East, 39.02 feet to a point; thence along a line North 60 degrees 34 minutes 06 seconds East, 19.30 feet to a point; thence along a line North 20 degrees 04 minutes 44 seconds East, 51.90 feet to a Spike; thence along a line North 20 degrees 07 minutes 12 seconds East, 95.35 feet to a spike; thence along a line South 20 degrees 07 minutes 47 seconds West, 44.95 feet to a nail; thence along a line South 19 degrees 53 minutes 14 seconds West, 32.07 feet to a 5/8" rebar; thence along a line South 15 degrees 37 minutes 29 seconds West, 110.77 feet to a 1" rebar; thence along a line South 14 degrees 55 minutes 31 seconds West, 12.37 feet to a 1" rebar; thence along a line South 1 degree 31 minutes 08 seconds West, 95.55 feet to a 1" rebar; thence along a line South 1 degree 32 minutes 17 seconds West, 111.92 feet to a ½" rebar; thence along a line South 1 degree 32 minutes 17 seconds West, 75.11 feet to a 5/8" rebar; thence along a line South 1 degree 31 minutes 56 seconds West, 47.88 feet to a ½" rebar; thence along a line South 27 degrees 53 minutes 42 seconds West, 74.01 feet to a 5/8" rebar; thence along a line South 27 degrees 54 minutes 58 seconds West, 110.71 feet to a ½" rebar; thence along

a line South 27 degrees 52 minutes 50 seconds West, 94.97 feet to a ½” rebar; thence along a line South 5 degrees 22 minutes 30 seconds West, 81.26 feet to a 1” iron pin OT USCOE #131 Q; thence along a line South 84 degrees 35 minutes 33 seconds West, 388.88 feet to a 1.5” iron pin OT USCOE #132 Q; thence along a line North 54 degrees 39 minutes 35 seconds West, 398.68 feet to a 1” iron pin OT USCOE #133 Q; thence along a line North 17 degrees 32 minutes 15 seconds West, 649.94 feet to a 1” iron pin OT USCOE #134 Q; thence along a line North 80 degrees 00 minutes 14 seconds East, 144.75 feet to a 1” iron pin OT USCOE #135 Q; thence along a line North 25 degrees 30 minutes 36 seconds West, 229.29 feet to the TRUE POINT OF BEGINNING.

Said tract being shown as Subject Tracts listed as TMS 4054-05-07-7513, TMS 4054-05-07-7760, TMS 4054-05-07-5760, TMS 4054-05-07-1865, and TMS 4054-09-07-3283 on combination survey for Lawrence Road Development LLC by Beam Surveying LLC dated April 6, 2022.

Section 102 - Index of Exhibits

PD SITE PLAN WITH PEDESTRIAN AND VEHICULAR CIRCULATION
PD GRADING PLAN AND STORMWATER PLAN
PD UTILITY AND LIGHTING PLAN
PD LANDSCAPING PLAN
ARCHITECTURAL EXAMPLES/STANDARDS PLAN
PD SITE PLAN WITH ZONES DEFINED

Section 103 - Offsite Improvements

- During development of the project, the City of Clemson will work with the US Army Corps of Engineers to allow for a multi-use path and bridge from the project to Old Central Road at the southeast corner of the property on USACE property. Upon approval, developer will construct a multi-use path and bridge on the USACE property from the development to Old Central Road.
- Developer will construct a bus shelter on Old Central Road at the Southeast corner of the development that will be accessed by the multi-use path and bridge. Along with the bus shelter construction, developer will install a signalized pedestrian cross-walk in this location crossing Old Central Road.
- Developer will construct a 10’ wide sidewalk along frontage of project along Lawrence Road.
- Developer will improve Lawrence Road from Clemson Street to Old Central Road as required to meet City street standards before any certificate of occupancy is issued on the project. Improvements will include widening as needed to provide adequate two-way lanes as well as a final asphalt coat overlay of roadway and striping and signage as

needed to meet City of Clemson specifications. No additional right of way will be dedicated nor obtained to complete this work. Work will be completed within existing right of way.

- Developer will plant minimum 2” caliper street trees at 50’ increment along the property frontage of Lawrence Road.

Section 104 – Uses

Use of the property will consist of dedicated public open space with parking (to be dedicated to City of Clemson), a commercial area with parking, workforce townhomes/condos with amenities and parking, one-bedroom residential units with parking, and student cottages with amenities and parking.

LAND USES

AREAS	USE	AREA	UNITS	BEDS	PARKING SPACES	BLDG SF
AREA 1	DEDICATED PUBLIC OPEN SPACE	1.9	NA	NA	13	NA
AREA 2	COMMERCIAL AREA	1.22	NA	NA	24	2500
AREA 3	WORKFORCE TOWNHOMES/C ONDOS	3.61	44	88	99	NA
AREA 4	ONE-BEDROOM UNITS	3.82	96	96	112	NA
AREA 5	STUDENT COTTAGES	12.48	79	320	331	NA
AREA 6	STORMWATER MANAGEMENT FACILITY	0.68	NA	NA	NA	NA

Uses allowed in the Commercial Area include the following:

Retail

Grocery

Restaurants

Drinking Establishments

In the event that the commercial area (2) is not developed within 5-years of commencement of construction of the PD the City may choose to convert that land to park land in conjunction with meeting all other standards necessary for the PD to meet City and State requirements for having a non-residential component to the project.

Section 105 - Hours of operation – Commercial Component

- Hours of operation of the commercial establishment will be between 7 am and 12 midnight.

Section 106 – Site

The property consists of five current tracts that are redeveloped and are on the south side of Lawrence Road north of Lake Hartwell. The current property is undeveloped.

The proposed use of the property is for multifamily cottage student housing, workforce townhouse/condo housing, an area of one-bedroom residential units, a commercial lot planned for a restaurant/retail use, an area dedicated to the City of Clemson for public open space. With these uses will be amenities and parking as needed for the components.

The project will be accessed via two entrances on Lawrence Road with a third entrance for the dedicated public open space. All access drives and parking will remain privately owned and maintained by developer/owner except the drive and parking associated with the public open space which will be owned/maintained by the City of Clemson (except for initial period as described in this Ordinance).

Within the development there will be public water and sewer infrastructure. 20' wide access and maintenance easements will be dedicated to the City of Clemson for maintenance of these systems upon completion of the project.

Section 107 – Standards and Dimensions

Minimum and/or maximum lot area(s) - N/A

Minimum and/or maximum lot width(s) - N/A

Minimum building setback(s) for front, rear, and side will be 20 feet from property line or right-of-way

Maximum structure height(s) will be 40 feet

Minimum building separation = 12 feet

Section 108 – Impervious Area

Maximum impervious coverage of development will be 50% impervious. Types of impervious materials being used for development include buildings, asphalt paving, and concrete sidewalks, curb & gutter, and patios, etc. Maximum percentage of impervious surface related to buildings and streets/parking lots will be 40% of the site. The remaining allowable 10% must be in open space impervious coverage such as sidewalks, dumpster areas, etc.

Section 109 – Open Space

Minimum percentage of open space will be 60 percent of the property. This includes future dedicated public open space as well as tenant open space. Tenant open space includes all areas not in buildings or paved streets or parking lots.

Open space means outdoor area on the ground, unoccupied and unobstructed from the ground upward, designed and accessible for outdoor living, recreation or landscaping, but excluding vehicular use, impervious pedestrian access or utility areas.

Open space, common means land within or related to a development that is intended for the common use or enjoyment of the residents or occupants of the development. Common open space may contain complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of such residents. Common open space shall not be occupied by vehicular use areas, nor shall it include the setbacks or bufferyards required by the ordinance from which this definition is derived.

Section 110 – Occupancy/Density

Occupant means a natural family or an individual unrelated by blood to a second degree of consanguinity, marriage, adoption, or guardianship to any other occupant of the dwelling unit. A natural family shall be counted as one occupant.

Minimum workforce housing townhouse/condo unit count in Area 3 = 44 units

Maximum workforce housing townhouse/condo bedroom count in Area 3 = 88 bedrooms

Maximum occupancy of dwellings in Area 3 is 2 unrelated people.

Minimum commercial building area in Area 2 = 2500 sf

Maximum one-bedroom units in Area 4 = 96 units

Maximum occupancy of dwellings in Area 4 is 1 with 20% of the units being allowed to have 2 unrelated people.

Maximum student-oriented cottage unit count in Area 5 = 79 cottages

Maximum student-oriented cottage bedrooms in Area 5 = 320 bedrooms

Maximum occupancy of dwellings in Area 5 is 1 person per bedroom.

Minimum Area to be Dedicated to City of Clemson for Public Open Space in Area 1 = 1.90 acres

Minimum Area for Commercial Component of Project in Area 2= 1.22 acres

Minimum Area for Workforce Housing Townhomes/condos in Area 3 = 3.61 acres

Section 111 – Design Standards

Materials for building construction will consist of the following:

Area 2 Commercial - Building will be built on concrete slab with wood frame construction. Exterior materials will include fiber cement lap, shake, or board/batten siding with masonry and/or stone accents. Roofing material will be asphalt shingles or metal at the choice of developer. All walls of building will consist of at least 3 windows per wall plane.

Area 3 Townhomes/Condos - Buildings will be built on concrete slab with wood frame construction. Exterior materials will include fiber cement lap, shake, or board/batten siding with masonry and/or stone accents. Roofing material will be asphalt shingles or metal at the choice of developer. All walls of buildings will consist of at least 3 windows per wall plane. Buildings 500-800 shall either face the street or have the rear of the building look like a frontage.

Area 4 one-bedroom residential units – Buildings will be built on concrete slab or crawl space buildings with wood frame construction. Exterior materials will include fiber cement lap, shake, or board/batten siding with masonry and/or stone accents. Roofing material will be asphalt shingles or metal at the choice of developer. All walls of buildings will consist of at least 4 windows per wall plane.

Area 5 student-oriented cottages – Buildings will be built on concrete slab or crawl space buildings with wood frame construction. Exterior materials will include fiber cement lap, shake, or board/batten siding with masonry and/or stone accents. Roofing material will be asphalt shingles or metal at the choice of developer. All walls of buildings will consist of at least 2 windows per wall plane.

Clubhouse – Building will be built on concrete slab with wood frame construction. Exterior materials will include brick, glass and fiber cement lap and/or board & batten accents. Roofing material will be asphalt shingles or metal at the choice of the developer.

Section 112 – Parking/Circulation

Off-street parking will be provided for the project as follows:

LAND USES

AREAS	USE	UNIT S	BEDS	BLDG SF	PROVIDED PARKING SPACES
AREA 1	DEDICATED PUBLIC OPEN SPACE	NA	NA	NA	13
AREA 2	COMMERCIAL AREA	NA	NA	2500	24
AREA 3	WORKFORCE TOWNHOMES/CONDOS	44	88	NA	99
AREA 4	ONE-BEDROOM UNITS	96	96	NA	112
AREA 5	STUDENT COTTAGES	79	320	NA	331
AREA 6	STORMWATER MANAGEMENT FACILITY	NA	NA	NA	NA

All off-street parking spaces will be 9’x18’. Each of the residential components of the project will have adequate parking for residents as well as guests. Area 3 will have a minimum of 2 parking spaces per townhome/condo with 11 additional spaces for guests. Area 4 will have a minimum of 1 space per bedroom with an additional 16 spaces for guest parking. Area 5 will have a minimum of 1 space per bedroom with an additional 11 spaces for guest parking. The overall residential portion of the project will have a total of 38 guest spaces.

Bicycle parking shall be provided at the rate of 1 bike parking space per 10 vehicle parking spaces.

All loading/unloading will be done within parking lots of individual areas of the project. No loading/unloading will be allowed from Lawrence Road nor from the internal streets. Project will have two entrances from Lawrence Road with circulation between the entries so as not to create congestion or access issues. There will be an additional entrance for the standalone parking lot associated with the dedicated public open space component.

Project will have sidewalks throughout as shown on site plan to provide pedestrian circulation throughout project.

All streets and sidewalks within development will be privately owned and maintained by developer/owner.

All roads must meet emergency access and Fire Code standards.

Developer will work City Traffic Engineer through the planning and permitting process and provide Traffic Study if it is deemed required by City Traffic Engineer.

Section 113 – Landscaping/Buffers/Fencing/Screening

Conserved canopy requirement = 0%

Finished canopy coverage (at tree maturity) shall be a minimum of 25%. The finished canopy will be based on 1600 sf of canopy per upperstory tree and 900 sf of canopy for all understory trees.

Required landscaping will include:

Street trees along Lawrence Road = Upperstory trees planted at 50' intervals

Street trees along interior streets = upperstory trees planted at 50' intervals

Parking lot trees = all areas of parking lots will be within 40' of an upperstory tree

Bufferyard along Eastern property line = will have a 10' wide Type A bufferyard consisting of 3 upperstory trees and 20 shrubs per 100 linear feet of property boundary and a 6' tall solid wood or composite fence.

Screening around dumpsters = will consist of evergreen shrubs to be planted at 36" O.C. and be a variety that will grow to 36" tall within a year.

Screening around HVAC units = All HVAC units that are visible from the street will be screened from view with a 4' high wood slat enclosure surrounding the unit.

Upperstory trees will be a minimum of 2" caliper at planting and come from the following species: American Elm, Winged Elm, Ginkgo, Southern Magnolia, Silver Maple, Sugar Maple, Overcup Oak, Nuttall Oak, Shumard Oak, Red Oak, White Oak, and Yellow Poplar. No more than 25% of total trees may be from one species. All tree species shall be approved by City Horticulturist.

Additional landscaping may be planted including shrubs around buildings and amenity areas. These shrubs will be shown on a final landscape plan to be approved by City of Clemson.

Section 114 - Signage

Signage for this PD shall adhere to Chapter 19 - Article VII of the City of Clemson Code of Ordinance. All signage structures will be faced with split block, stone, or brick.

Section 115 – Lighting

Lighting for this PD shall adhere to Chapter 19 - Article X of the City of Clemson Code of Ordinance. Proposed light locations and sample light cut sheet are shown on PD UTILITY AND LIGHTING PLAN. A lighting photometric plan will be completed to meet City of Clemson Lighting Ordinance during permitting process.

Section 116 – Utilities

Project will be serviced by City of Clemson water and sanitary sewer. Impact fees, connection, and service fees will be the responsibility of developer. The impact on the water and sewer collection and treatment systems will be offset by impact fees as well as connection and ongoing service fees. There will be a potential minimal impact on schools as there is a component of the project that will be workforce housing. The impact will be offset by the substantial increase in property tax revenue from the project as well as sales tax revenue generated by the commercial component of the project.

Increases in fire, police, emergency management, and roadway use will be offset by substantial increase in property taxes and sales tax generated by commercial component of development.

Section 117 – Connectivity

Site will be connected to bus system via the multi-use path and bridge along with construction of bus shelter along Old Central Road. 10' wide Sidewalks will be constructed along frontage of Lawrence Road to ensure future connectivity to the Green Crescent Trail. 5' wide sidewalks will be constructed throughout development to allow for pedestrian and bicycle access to this bus shelter. Bicycles will be able to utilize interior street network.

Developer will make every effort to create an e-bike system via rental or agreement with e-bike vendor if satisfactory vendor is available to accommodate the development.

Section 118 – Grading and Stormwater

Project will be mass graded for roadways, parking, building construction, and open space. Stormwater will be caught in storm inlets throughout development and piped to stormwater management ponds using RCP and HDPE, piping. Stormwater management will be handled in stormwater ponds before release. The requirement for stormwater management will be to study the existing culverts under Clemson Street to ensure they are not affected by the runoff from the project and to provide Water Quality TSS removal during permitting before releasing into Lake Hartwell. Stormwater ponds will be fenced using vinyl coated chain link or decorative fencing will evergreen landscaping to shield ponds from any public view.

All retaining walls will be faced with split block, stone or brick to create a decorative look.

Section 119 – Trash

The development will have three double-width dumpster corrals throughout with two being in residential portion and one being in commercial area. These corrals will be

enclosed in a masonry and/or stone enclosure with solid gate to shield from view. All trash facilities will be designed in a manner that is serviceable by the City of Clemson Public Works Department.

Section 120 – Accessory Structures

Accessory structures include any uninhabitable structures such as dumpster enclosures or any maintenance buildings constructed onsite.

Minimum setbacks = same as primary structure setbacks

Maximum structure height = 20 feet

Section 121 – Maintenance

Owner/developer is responsible for all maintenance of property including building, roadway, landscaping, tenant open space, stormwater facilities, and grounds. City of Clemson will be responsible for domestic water and sewer mains, sewer liftstation and forcemain.

Section 122 – Phasing

See management plan exhibit for project phasing.

Section 123 – Construction Activity

See Site Management Plan and Agreement for allowable construction times and sequencing.

Section 124 – Transfer of Ownership

This Ordinance will remain in place through any transfer of ownership of property. Any transfer of ownership of the property does not release property owner of maintenance and management of property per this Ordinance. Any new owner will take over maintenance and management per this Ordinance.