

Covenants and Restrictions (C&Rs) Page 2; Section 9 NUISANCE

Changes are underlined or struck through.

Nuisance. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood. All clotheslines shall be placed at the rear of and within the area encompassed by the rearward extension of the residence, and clotheslines shall not be placed in an area that would be unsightly to adjacent landowners.

No inoperative cars, trucks, trailers, boats or other types of vehicles shall be allowed to remain either on or adjacent to any lot or property in excess of forty-eight (48) hours provided however, this provision shall not apply to such vehicles or boats being kept in an enclosed garage or stored at the rear of the property out of sight from adjacent neighbors and roadway. There shall not be major repairs performed on any motor vehicle on or adjacent to any lot or property in Pickett Downs Homeowner’s Association, Inc.. Minor repairs such as oil changes, or changing brakes, etc., are acceptable. No vehicles shall be left up on jacks, cement or cinder blocks for more than 24 hours.

Recreational vehicles, such as campers, boats, or trailers and motor homes ~~shall be kept out of view of adjacent property owners.~~ may be parked or stored in the rear or side of one’s property in a manner that does not deter the value of adjacent properties or create an unsightly appearance. At no time shall recreational vehicles be stored in the front yard of one’s property which is defined by the front of the house to the roadway. Additionally, property owners shall not be permitted to have their property in an unkept condition which may negatively affect the value of other community members’ property and the overall appearance of the community.

Homeowners shall maintain their property in a neat appearance which includes mowing, keeping easements, drainage ditches, swales and the community fence line free of overgrown vegetation. Homeowners shall remove any unsightly debris, construction material and tarps visible from the roadway or adjacent properties. Small equipment, tools and similar items shall be stored out of sight of the roadway and adjacent property owners.

Note: Pickett Downs Homeowner’s Association, Inc. roads are designated to have seventy (70) feet of easement for common private ingress and egress. Each homeowner’s easement is (thirty-five) 35 feet from the center of the roadway. **At minimum, all homeowners shall be required to maintain twenty-eight (28) feet of road easement to be free of all obstructions and overgrown vegetation in order to provide drainage, emergency vehicle and utility access.**

**Per Fire Code FL-1 2021: violation codes 18.2.3.5.1.1 and 18.2.3.5.1.2. Adequate fire department access shall be maintained at all times to support emergency operations. Fire access roads shall provide a minimum unobstructed width of twenty (20) feet and a minimum vertical clearance of thirteen (13) feet and six (6) inches. These clearances shall remain free of obstructions to ensure the safe passage and operation of fire apparatus.

Additionally, twenty (20) feet of easement must be available for utilities and drainage purposes per Section Ten (10) of these C&Rs. **The Architectural Control Committee will address complaints.**

VOTE BELOW BY SELECTING ONE OF THE FOLLOWING:

_____ **YES, I approve this change**

_____ **NO, I do not approve this change**