



# Pickett Downs

*Phase I Homeowners' Association*

*P.O. Box 622551*

*Oviedo, Florida 32762-2551*

## Pickett Downs Phase I – Homeowner FAQ: Livestock, Animals & Chicken Guidelines

### Can I keep farm animals on my property?

No. Farm animals such as goats, pigs, sheep, cows, llamas, ducks, geese, turkeys, roosters, and other poultry are **not allowed**. Allowed animals include:

- Horses
- Female chickens (hens)
- Dogs, cats, and indoor household pets

Animals may not be kept for commercial use.

### Are Emotional Support Animals (ESAs) allowed?

Yes. ESAs are permitted, but the HOA may request documentation from a qualified healthcare provider if the disability or need for the animal is not obvious. Owners must follow all licensing and vaccination requirements under **Florida Statute 760.27**. See C&R for details.

## Chicken Guidelines

### How many chickens can I have?

You may keep **up to 10 hens** (female chickens only). Roosters and other poultry/fowl are not allowed.

### Can my chickens roam freely?

Chickens must stay inside a coop or enclosed run. They may roam **only in your backyard** and **only under direct supervision**.

### Can I sell eggs or breed chickens?

No. Chickens must be for **personal use only**. Selling eggs, breeding chickens, or any commercial activity is prohibited.

### Can I slaughter chickens on my property?

No. Slaughtering or breeding chickens on-site is not allowed.

## Coop & Enclosure Requirements

### Where can I place my coop?

- Only in the **rear yard**
- At least **35 ft** from rear and side property lines
- At least **85 ft** from neighboring homes
- Corner lots must meet zoning side-street setbacks

### What kind of coop is required?

Your coop must:

- Be covered, ventilated, and predator-proof
- Have a fenced run
- Be screened from neighbors using fencing or vegetation
- Be tied down for wind resistance
- Provide **3 sq ft per chicken inside the coop** and **5 sq ft per chicken in the run**
- Be no taller than **12 ft** and no larger than **170 sq ft**

Only **one coop with a connecting run** is allowed per property.

If the coop is larger than **100 sq ft**, a building permit is required.

### How do I store feed and manage waste?

- Feed must be stored in rodent- and predator-proof containers.
- Manure must not accumulate; regular cleaning is required.
- A fly-tight manure bin must be **85 ft** from all property lines.
- No odors may be detectable from neighboring properties.
- Dead chickens must be disposed of within **24 hours** per Florida law.

#### **What if I live in a Bear Management Area?**

You must secure feed, coops, and runs according to Florida Fish & Wildlife guidelines. Electric fencing may only be used **around the coop/run**, not along property lines.

#### **Health & Nuisance Rules**

##### **Do I need to keep the coop clean?**

Yes. Coops and enclosures must always be sanitary and free of odors, pests, and noise that could disturb neighbors.

##### **What happens during a public health emergency?**

If Seminole County declares an emergency (e.g., Avian Flu), you must follow all required corrective actions.

#### **Violations & Enforcement**

##### **What happens if I violate the chicken rules?**

The HOA/ACC may:

1. Issue a written notice explaining the violation
2. Give **14 days** to correct it
3. Hold a review hearing
4. Issue a Notice of Intent to Fine

##### **How much are the fines?**

- **\$100 per day**, up to **\$5,000 total** per violation
- Fines are treated as assessments and may lead to liens or legal action

##### **Can the HOA take further action?**

Yes. The HOA may:

- Place a lien on the property (potential foreclosure)
- Seek a court order requiring compliance
- Suspend voting rights and access to common areas (e.g., lake access)