



# Pickett Downs

*Phase I Homeowners' Association*

*P.O. Box 622551*

*Oviedo, Florida 32762-2551*



## Pickett Downs Phase I – Easement & Fire Code FAQ

### Why did the HOA receive a fire code violation?

The Fire Marshal inspected our community and found that parts of our roads and easements are blocked by vegetation or decorative items. Because Pickett Downs does **not** have fire hydrants, emergency vehicles rely on large fire trucks and water tankers that need wide, clear access.

### What does the fire code require?

Fire Code FL-1 (2021) requires:

- **20 feet of unobstructed road width**, and
- **13 feet 6 inches of vertical clearance**

These areas must stay free of trees, branches, plants, rocks, and any items that could block emergency vehicles.

### What do our Covenants & Restrictions require?

Sections **10 and 11** of the C&Rs state:

- Homeowners must maintain easements used for **utilities, drainage, emergency access and ingress and egress** for Association Members
- Phase I roads have a **70-ft total easement**, with **35 feet from the road centerline** extending onto each property.
- Homeowners are responsible for keeping this area clear and functional.

### What does “35 feet from the road centerline” mean for me?

This is the portion of land along the road that must remain open for:

- Emergency vehicles
- Utility access (20 ft per C&Rs)
- Drainage and water management
- Ingress and Egress for Association Members

All homeowners must keep the easement at a minimum of **28--ft easement** free of obstructions and overgrown vegetation.

### What items are allowed in the easement?

#### Allowed:

- Your mailbox
- **One decorative rock** within **12 inches** of the mailbox

#### Not allowed:

- Additional rocks
- Posts, cinderblocks, landscape borders
- Shrubs, plants, or landscaping features
- Any item that blocks drainage or emergency access or egress and ingress

**Why is this important?**

Keeping easements clear:

- Ensures fire trucks and rescue vehicles can reach homes quickly
- Prevents flooding by keeping drainage ditches open
- Helps us comply with state fire code
- Protects property values and community safety

**What do I need to do?**

All homeowners must:

- Remove obstructions within a minimum of **28 ft within the easement**
- Clear overgrown vegetation
- Clean out drainage ditches where needed

You have **30 days** to complete this work.

**What if I need more time?**

No problem — just email [pdhoaphase1@yahoo.com](mailto:pdhoaphase1@yahoo.com). If you request an extension in good faith, the Board will gladly work with you.

**Why is this happening now?**

Your Board of Directors are committed to enforcing the C&Rs and ensuring the community meets fire safety and drainage requirements. This effort helps protect everyone's homes and safety.