



Pickett Downs

Phase I Homeowners' Association
P.O. Box 622551
Oviedo, Florida 32762-2551

June 29, 2026

Notice of Fire Code Violation & Required Easement Maintenance

Dear Pickett Downs Homeowner's Phase 1 Association Members,

The Fire Marshal recently inspected our community and issued a fire code violation. Because Pickett Downs does not have fire hydrants, emergency vehicles must have clear access at all times.

Fire Code Requirements

Per Fire Code FL-1 (2021), Sections 18.2.3.5.1.1 and 18.2.3.5.1.2, fire access roads must maintain:

- 20 feet of unobstructed width
- 13 feet 6 inches of unobstructed vertical clearance

These areas must remain free of vegetation and any physical obstructions.

Covenants & Restrictions Requirements

Sections 10 and 11 of our C&Rs require homeowners to maintain easements used for utilities, drainage, and emergency access. Phase I roads include a 70-ft easement, with 35 feet extending from the road centerline onto each property.

Going forward, all homeowners must keep a minimum of 28-ft of the 35-ft easement clear of overgrown vegetation and obstructions to ensure proper drainage and emergency vehicle access.

Copied from our current C&Rs: "Per Section Eleven (11) of our C&Rs, Maintenance of Easements; It shall be the responsibility of the respective property owners to share in the maintenance, construction, upkeep and reconstruction of all private easements on a pro-rated basis. In particular the respective property owner is responsible for the road easements, drainage easements, bridle trail easements set forth herein and on the plat of Pickett Downs. The need for such maintenance of said private easement shall be the responsibility of the Architectural Control Committee, and upon notice by said Committee that there exists a need for maintenance, construction, upkeep, and/or reconstruction, each respective lot owner will be responsible for the payment of said maintenance, construction, upkeep, and/or reconstruction."

Items Allowed / Not Allowed in Easements

Allowed:

- Mailboxes
- One decorative rock within 12 inches of a mailbox

Not Allowed:

- Additional rocks
- Posts, cinderblocks, landscape borders
- Shrubs, plants, or any items blocking drainage or access

Required Action

- All Homeowners by **August 1, 2026**: Easements must be cleared of obstructions and overgrown vegetation to a **minimum width of twenty-eight (28) feet** from the middle of the road.
- **September 1, 2026**: Property owners bordering drainage ditches must have removed overgrown vegetation and debris.

This vital community-wide effort is necessary to comply with fire code and maintain safe access throughout Pickett Downs.

If you need additional time, please email pdhoaphase1@yahoo.com. Good-faith extension requests will be accommodated.

Thank you for your cooperation.

Board of Directors Pickett Downs HOA Phase I

