



# Pickett Downs

*Phase I Homeowners' Association*

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## **Pickett Downs Phase I – Homeowner FAQ: Nuisance & Property Standards**

### **What does “nuisance” mean in our neighborhood?**

A nuisance is anything that disrupts neighbors or negatively affects the appearance of the community. This includes loud, offensive, or unsafe activities, unsightly conditions, or anything that becomes an annoyance to nearby homes.

### **Can I have a clothesline?**

Yes — but it must be:

- Located **behind your house**, and
- Positioned so it **cannot be seen** in an unsightly way from neighboring properties.

### **Vehicles & Repairs**

### **Can I keep an inoperative vehicle on my property?**

Only for **up to 48 hours**. After that, it must be:

- Removed, or
- Stored **inside an enclosed garage** or out of sight in the rear of your property.

### **Can I do major vehicle repairs at home?**

No. Major repairs are not allowed on or adjacent to any lot in Pickett Downs. Minor repairs such as oil change, change of brakes, etc. are ok.

### **Recreational Vehicles (RVs, Boats, Trailers, Campers)**

### **Where can I store my RV or boat?**

You may store it:

- In the **rear** or **side yard**,
- As long as it is **not visible** to neighbors and does **not create an unsightly appearance**.

### **Can I store an RV or boat in my front yard?**

No. The front yard (from the front of the house to the road) may **never** be used for RV or boat storage.

### **Property Appearance & Maintenance**

#### **What am I responsible for maintaining?**

All homeowners must keep their property neat and well-maintained, including:

- Regular mowing
- Clearing easements, drainage ditches, swales, and fence lines
- Removing debris, construction materials, and visible tarps
- Storing tools, equipment, and small items out of sight

Keeping your property tidy helps protect everyone's home values.

### **Easement Requirements**

#### **How much easement must I maintain?**

Pickett Downs roads have a **70-ft easement**, with **35 ft** extending onto each property. Homeowners must keep **at least 28 ft** of this area:

- Clear of vegetation
- Free of obstructions
- Accessible for drainage, utilities, and emergency vehicles

### **Fire Code Requirements**

#### **Why does the fire code matter?**

Our roads must allow fire trucks and emergency vehicles to pass safely.

Fire Code FL-1 (2021) requires:

- **20 ft** of unobstructed road width
- **13 ft 6 in** of unobstructed vertical clearance

These areas must remain clear at all times.

### **Who handles complaints or violations?**

The **Architectural Control Committee (ACC)** reviews complaints and enforces compliance with this section of the Covenants & Restrictions.