

VILLAGES OF PABLO  
GENERAL PROPERTY STANDARDS

CITY OF JACKSONVILLE ZONING &  
MUNICIPAL CODES PERTINENT TO VOP

RULES, REGULATIONS AND STANDARDS  
GOVERNING THE CONDITIONS OF  
LAWNS, FENCES, HEDGES TREES,  
AND LANDSCAPING FEATURES

UNDER THE EIGHTH AMENDMENT  
ARTICLE V, SECTION 19 OF THE  
VILLAGES OF PABLO COVENANTS AND RESTRICTIONS

1. All garbage and recycling receptacles shall be placed in the garage or screened from view. Garbage, recycling, and yard waste are to be placed at the curb no earlier than 5 p.m. the day before the scheduled pick up. Empty receptacles must be removed by 5 p.m. the following day.
2. All sidewalks shall remain free of overgrown tree limbs, shrubbery and vegetation for easy passage.
3. All vegetable gardens or potted vegetable plants shall be in the backyard or side yards (except side yards of corner lots adjacent to a street), screened from view with an approved form of screening.
4. Driveways, sidewalks and curb areas (including storm drains) shall remain free of grass clippings and weeds.
5. The outside of all structures on a lot must be maintained to be free of mildew, rotten wood, fading paint and roof disrepair.
6. All yards are to be free of refuse and unsightly objects (i.e. toys, tires, screens, etc.).
7. Pools shall be maintained so as not to create a safety hazard or nuisance (i.e. not properly treated or filtered to maintain clarity).
8. No parking on lawns or sidewalks.

1. Unless otherwise specifically permitted by Section 656.402(a) of the Zoning Code, no person shall sell or conduct the sale of household or personal property, not including animals, in a residential district for more than ten days during a calendar year. For the purposes of this Section, an advertisement or announcement pre-offering of the sales placed in a medium for more than ten days during a calendar year shall be prima facie evidence of a violation of this Section. Not more than two motor vehicles or boats may be sold from the premises during a 12-month period.
2. Municipal Code, Sec. 518.551. Maintenance of Exterior Property Areas. Exterior property areas shall be maintained so that their appearance shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and downgrading of the neighborhood. As a minimum:
  - (a) Lawns, hedges and shrubbery shall be kept neatly trimmed.
3. Every single family residence shall have a paved driveway which can accommodate two (2) automobiles side by side without encroaching over the sidewalk. Additional parking areas shall be located adjacent to the concrete drive and shall be paved or have a stabilized-surfaced condition. The stabilized-surfaced may be bark or gravel, and must be at least three inches thick and be contained by a permanent contiguous border or curb.
4. Municipal Code, Sec. 462.303. Animals at-large prohibited.
  - (a) No owner of any dog or cat shall permit the dog or cat to be at-large, except a dog shall be considered exempt from these provisions if:
    - (1) The dog is engaged in the performance of duties while under the supervision and control of law enforcement officials performing law enforcement work.
    - (2) The dog is engaged in any legal hunt or training procedure, including training or exhibiting in legal sports such as obedience trials, conformation shows, field trials, hunting/retrieving trials, and herding trials; however, such dogs at all other times and in all other respects shall be subject to this Chapter.
    - (3) The dog is in a City-designated "no leash" dog park and is under the supervision of the owner or a responsible person.

1. Mowing and edging (including along the sidewalk) must be done frequently on seasonably appropriate basis. The Jacksonville Municipal Code Sec. 518.551 requires homeowners to neatly trim their lawns, hedges and shrubbery.
2. All bushes and ornamental trees shall be trimmed and maintained.
3. All yards must be substantially free of weeds, underbrush, and unsightly vegetation.
4. Dead or brown areas of grass must be repaired by the homeowner.
5. All yards (front, side and back) are to be fully planted with grass or other appropriate ground cover, such as mulch, ivy, ornamental plants or landscape features, such as landscape islands, and well maintained natural areas.
6. Diseased or dead trees and other vegetation shall be promptly removed.
7. All property owners who benefit from sidewalks along their property are required to maintain the area between the sidewalk and the street in a manner similar to those standards that apply to yards.
8. Missing and/or rotten boards, posts, cross members and gates on fences require maintenance or replacement. Fences must be maintained to avoid/minimize damage and destruction from high winds especially hurricane force winds.

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- (b) A violation of this Section shall subject the violator to a civil fine of \$250. Each separate occasion is considered a separate violation. The animal control officer may cite the owner of such animal(s) for violation of this Section when either the animal control officer has received, from at least two unrelated adult witnesses from different residences, a sworn affidavit attesting to the animal's having committed a nuisance pursuant to this Section, or the citing animal control officer has witnessed the commission of such a nuisance. (Ord. 2004-259-E, § 1)

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