

Wood Ranch Architectural Guidelines
Revised November 4, 2025

MARKUP #1 ->

- 4.1.3 a Auxiliary Structures 120 sq. ft or less may use composite shingles — color must closely match existing roofing material of the house.
- 4.2.3b Auxiliary Structures over 120 sq. ft., or any size attached to the home must be like and kind to match the existing roofing material of the house.
- 4.2 EXPOSED EQUIPMENT
- 4.2.1 SOLAR ENERGY SYSTEMS: Installation of or modification of any and all types of solar energy systems requires Architectural Committee approval. Because the Wood Ranch HOA wishes to encourage the use of solar energy systems, the only requirement subject to ARC review is the placement of conduit to reasonably minimize its run to the electric panel and/or power wall system(s) from the roof, and the painting of the conduit to match surrounding surface(s). Where feasible, ground or wall-based equipment such as power walls should be placed out of the public view, or other reasonable steps should be taken to reduce its visual impact.
- 4.3.4 Alarm boxes shall be placed on a non-street side of the house no closer than the front yard fence line. Existing alarm boxes not matching the color requirements will be required to do so as a condition of future painting applications.
- 4.3 Outside Lighting: All exterior lighting shall have adequate and proper shielding as well as aiming to ensure that it is not offensive to others beyond the property limits (with special consideration for neighbors)
- 4.4 PATIO STRUCTURES, SUNSHADES, ARBORS, TRELLISES & GAZEBOS
- 4.4.1 Patio structures, sunshades, arbors, trellises, and gazebos: These structures shall be of wood, metal made to appear as wood, masonry construction or other durable materials that can be maintained and will not degrade over time.
- 4.4.2 The side elevations of the above structures shall not be enclosed in any manner, except in the case where a wall on a main dwelling forms a natural enclosure to some or all portions of a side elevation.
- 4.4.3 The following materials shall NOT be used for the roof (top cover surface) on patios and sunshades:
- 4.5.3a Metal structures and supports, including metal awnings.
- 4.5.3b Plastic and fiberglass panels.
- 4.5.3c Plastic webbing, reed, or straw-like materials.
- 4.5 Basketball Standards: Basketball standards or fixed sports apparatus shall not be attached to any residence or garage, nor shall they be permanently erected in the street facing side of any lot.
- 4.6 WINDOWS: Glass shall not be overly tinted or reflective. It is the owner’s responsibility to secure government permits. For replacement windows, the ARC application shall provide the name of the brand and product line being used, pictures of typical windows in the line, and describe the extent of replacement such as front only, front and side(s), or whole house. The ARC review shall focus primarily on architectural consistency when the home is viewed from the street(s).
- 4.7 No balcony may be built that may infringe upon neighbor's privacy unless the neighbor(s) gives their consent in writing. Such consent letter shall be attached to the submitted plans. Play structures shall not infringe upon a neighbor’s privacy unless the neighbor(s) give their consent in writing.

ISSUE #1

Antenna of any description installed outside of a dwelling or attached to external walls are strictly prohibited except as noted below. The 36-inch ground antenna dish should be kept at ground level and not seen above a fence height of approximately six feet. If a 36 inch or smaller antenna is to be mounted on the back of the home, it must NOT be seen from the public right of way. ~~No antennas will be mounted to the front of any home in Wood Ranch. Antennas larger than 36 inches are prohibited in Wood Ranch.~~ Satellite televisions dishes shall be placed away from view of the public right of way as much as practical without diminishing performance.

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 4.3.3 (p. 10): Blanket ban, sub-1-meter size cap, or prior approval requirement on satellite dishes or antennas is preempted by federal FCC OTARD regulations.

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (FCC OTARD Rule)

Statutory Comparison: The FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000, as expanded by the 2021 OTARD Report and Order, FCC 21-10) preempts community association restrictions that prohibit, charge application fees for, require prior architectural approval for, or impose sub-1-meter (39.37-inch) diameter caps on the installation, maintenance, or use of television broadcast antennas, direct-broadcast satellite dishes 1 meter or less in diameter, and fixed wireless broadband antennas (including hub and relay antennas) situated on property within the exclusive use or control of the owner/tenant.

CURRENT WORDING IN DOCUMENT:

Antenna of any description installed outside of a dwelling or attached to external walls are strictly prohibited except as noted below. The 36-inch ground antenna dish should be kept at ground level and not seen above a fence height of approximately six feet.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna, fixed wireless broadband hub/relay device, or satellite dish of one meter (39.37 inches) or less in diameter within areas under the owner's or occupant's exclusive use or control, in accordance with FCC OTARD regulations (47 C.F.R. § 1.4000).