

The Heron Bay Community is comprised of five communities: The Estates (including the Mansion), Beacon Point, The Landings, Vista Point, and Harbor Point. These communities are all governed by the Rules and Regulations contained in these documents and any appendices thereto, all as may be amended from time to time (the “Rules and Regulations”). The condominiums at Harbor Point have separate rules and regulations that apply to their community (the “Harbor Point Rules and Regulations”) in addition to these Rules and Regulations. If the Harbor Point Rules and Regulations conflict with these Rules and Regulations, or address an issue that is not contained within these Rules and Regulations, the Harbor Point Rules shall apply to a Home and/or Property located within Harbor Point.

b) Management Company

The Community Association Manager (CAM) can be reached by phone at 614-781-0055 or by email at manager@heronbayhoa.com . The CAM’s assistant can be reached at assistant@heronbayhoa.com.

Having an email address as an HOA member is crucial for both staying informed and taking an active role in your community. It allows you to receive urgent updates, access essential documents, and participate in important decisions instantly. Additionally, it empowers you to easily initiate contact with the HOA, whether you're reporting a concern, seeking approval for modifications, or asking questions about community policies. Without email, you risk being out of the loop on vital issues and facing delays in addressing matters that affect your property and neighborhood.

The address and phone number for our Property Manager can be found at the bottom of the Owner’s page at [www.heronbayhoa.com](#). The password is Heronbay1.

There is also a link to the Property Manager’s website on the Owner’s page where you can perform a number of services such as view HOA documents, pay your assessment, and submit requests. You first need to register to be able to use this system.

c) Architectural Control

Planning on doing some improvements or modifications to the exterior of your home, such as replacing your windows, improving your landscaping, expanding your patio or installing a satellite dish, hot tub or spa? Before proceeding with any projects, any changes affecting the exterior of your home, must first be submitted to the Design Control Committee.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. c (p. 6): 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:

installing a satellite dish, hot tub or spa? Before proceeding with any projects, any changes affecting the exterior of your home, must first be submitted to the Design Control Committee. 6 Download the Heron Bay Design Guide from the Owner's page at heronbayhoa.

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).

ISSUE #1