

Section 1.1 -) that will

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reside in the purchased unit, regardless whether they are on the deed or not are required to submit a screening application and non-refundable screening fee. Download screening applications from our Website: www.northlakecondo.info

Section i - s not intended to be an exclusive remedy, but rather shall be in addition

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ISSUE #1

rights and remedies the ASSOCIATION may have under its governing documents and applicable law, including the ASSOCIATION's right to institute a lawsuit against any Person the ASSOCIATION determines in its sound business judgment to have violated these Rules and Regulations, and/or the owner of the property where the person resides, and seek injunctive relief and/or monetary damages.

Section 2.7 - It is the selling unit owners responsibility to insure that potential purchasers are given a copy of the

It is the selling unit owners responsibility to insure that potential purchasers are given a copy of the latest revision of the " Rules and Regulations", Declaration of Condominium, Bylaws, Covenants and notify potential purchasers they will be bound by the aforementioned documents. Contact the Association Secretary for the current revision of the "Rules and Regulations" or download them from our Website: www.northlakecondo.info

Section 2.2.8 - Upon review of screening application data, screening committee will schedule a personal interview

Upon review of screening application data, screening committee will schedule a personal interview with the applicant(s).

Section 2.2.9 - Upon completion of prospective purchasers' personal interview, screening committee will submit

Upon completion of prospective purchasers' personal interview, screening committee will submit written recommendations to the BOD. BOD will make final acceptance or rejection decision.

Section 3 - RENTAL OF UNITS

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Section 3.1 - Apartments may be rented subject to the following guidelines:

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Section 3.1.1 - There shall be a limit of three persons per apartment.

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Northlake Condominium Association, Inc.
313 Lake Circle, No. 100, North Palm Beach, Florida 33408-5227
Rules and Regulations Rules 1.9 BOD Adopted 30 June 2016.Doc Page 4 of 14

Section 3.1.2 - The unit owner in writing must notify any realtor engaged in rental of their unit that a condition of

The unit owner in writing must notify any realtor engaged in rental of their unit that a condition of rental is approval of such renter(s) by the BOD.

Section 3.1.3 - Realtors that are acting, as rental agents for owners must at the time of their appointment register

Realtors that are acting, as rental agents for owners must at the time of their appointment register with the secretary of the BOD and state which unit they are showing.

Section 3.1.4 - It is the unit owners' responsibility to insure that potential renters given a copy of the latest revision

It is the unit owners' responsibility to insure that potential renters given a copy of the latest revision of the " Rules and Regulations" and notify potential renters they will be bound by the aforementioned documents. Contact the Association Secretary for the current revision of the "Rules and Regulations" or download them from our Website: www.northlakecondo.info

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 4.3.1 (p. 7): 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:

No antennas to be installed on any common element, no penetration of a common element structure will be allowed for the running of power or control wires for an antenna installed on limited common element balcony, porch or patio.

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).