

OXFORD SQUARE CONDOMINIUM ASSOCIATION INC

RULES AND REGULATIONS

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

The following Rules and Regulations are designed to make living for all residents safe and pleasant as possible while creating appeal value to our community. These Rules and Regulations are for the mutual benefit of all owners, residents and guests/invitees and are used in accordance with the condominium documents that each owner should have obtained at time of unit purchase. Unit owners should refer to their Condominium documents for items not covered under these Rules. It is the responsibility of the unit owner to have a copy of the Condominium Docs and to inform their family members, tenants, guests, etc. of all Rules and Regulations. Herein these pages, the Board of Administration is referred to as the Board.

>MAXIMUM OCCUPANCY: One (1) Family in a one (1) bedroom unit = four (4) people, Two (2) bedroom unit = six (6) people OR a non-family group = no more than 4 people.

PETS: A pet shall be defined as a dog, cat, bird or fishes. With the exception of fish, a unit owner may keep a maximum of two (2) pets. Dogs and cats cannot weigh more than 25 pounds at any time. No reptiles, wildlife, amphibians, poultry or livestock are allowed anywhere on condominium property. Dogs and cats must be leashed at all times when outside the residential unit. Seminole County and Florida Statutes (828.30) also require dogs and cats to wear a current vaccination license tag. Pets must be walked in the designated “Pet Walk” area by the outer perimeter wall. Residents must collect and properly dispose of pet feces on the complex property. The Board is empowered to enforce the removal of any animal or pet which becomes a source of annoyance and/or danger to other residents of the Condominium or in any way causes any damage to the property.

NOISE: (A) To ensure that the Sound Control Underlayment System being used will provide adequate soundproofing, unit owners must obtain written approval from the Association prior to installing any flooring material (including but not limited to ceramic tile, marble, wood, etc). (B) In order to ensure the comfort of everyone in the community, radios, stereos, TVs, or any other entertainment devices must be played or turned down to a minimum volume at all times so that any sounds emanating therefrom shall not be heard outside of the unit. Noise levels of any kind that could be a disturbance to other residents must be avoided at all times especially between the hours the hours of 10:30 p.m. and 8:00 a.m. (C) Any home improvement work (hammer, carpentry, do-it-yourself, etc.) that could transmit noise to another unit must be done between the hours of 8:00 a.m. and 8:00 p.m.

ALTERATIONS, IMPROVEMENTS and CHANGES TO UNITS: No alteration, improvement or change to any unit is permitted without prior written approval of the Board to: (1) exterior including, but not limited to: landscaping, plants, patio/balcony screen enclosures, windows, doors, etc., Owners desiring to install hurricane resistant windows (impact glass) must contact the property manager for information. (2) interior including but not limited to laying of flooring, wall structure, etc. Owners are advised to consult with the Property Manager prior to starting any work to ensure that Rules and Regulations compliance is met. In most cases, an ARB (Architectural Review Board) application will be required. This will prevent violations and the need for the owner to remove or correct such alterations, improvements or changes to a unit.

ISSUE #1

SATELLITE DISHES: All installations require prior written approval from the Property Manager. No television, other outdoor antenna system, facility or device shall be erected or maintained outside an individual unit. The placing of satellite dishes must be within the limited common area of an owners’ balcony wall or patio privacy wall and must not extend beyond these areas. No devices can be mounted to or attached to the limited common area (patio privacy wall, balcony wall, flooring or ceiling). A free-standing tripod can be used on a balcony or patio.

Sec. c (p. 1): 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:

SATELLITE DISHES: All installations require prior written approval from the Property Manager. No television, other outdoor antenna system, facility or device shall be erected or maintained outside an individual unit.

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).