

MARKUP #1 ->

11. No Running, Boisterous Play, Radios or Floats. Noodles and Swimming Aides Are Permitted If Attached to the Body
12. Do Not Swallow the Pool Water
13. NO DIVING

The Association reserves the right to deny use of pool to anyone failing to comply with any of the above rules and anything required by Florida State Statute.

2.5 Casual use of Small Salon and Grand Salon is permitted by sign-up in office.
2.6 Non-Schooner Bay related use of the Small and Grand Salons must be reserved by a Schooner Bay owner/tenant through the office with a deposit of \$100.00. It is the responsibility of the owner who reserved the salon to leave the premises in the condition it was found. Anything broken, stolen or destroyed will be the financial responsibility of the owner. If the salons are not cleaned to Management’s satisfaction the owner will forfeit the deposit and will be responsible for any further charges.

ARTICLE 3 – USE OF THE UNITS

- 3.1 All units shall be used for residential purposes only.
- 3.2 Anyone leaving their unit for 24 hours or more should turn the water off. If you need assistance, the manager will arrange to do this for you at no charge.
- 3.3 Thermostats/humidistats must be set in such a way to counter mold and mildew.
- 3.4 Dripping faucets and toilets must be repaired immediately. The Schooner Bay manager can arrange to repair faucets and/or toilets at unit owner's expense.
- 3.5 Unit owners are prohibited from power washing lanai areas and screens.
- 3.6 Vacant condos should be periodically inspected by management or a designated person.
- 3.7 Because of known lifespan of water heaters, they should be replaced at minimum every 10 years.

ISSUE #1

ARTICLE 4 – EXTERIOR OF THE BUILDING

- 4.1 No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building.

ARTICLE 5 – SIGNS OR ADVERTISEMENTS

Updated 4/29/26

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 4.1 (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:

No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building.

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).