

elevator door must not be held open for extended periods to load or unload. Any damage to the elevator must be immediately reported to the Manager.

ROOF ACCESS: Doors to the roof are locked. Access to the roof for routine air conditioner maintenance should be requested 48 hours in advance by contacting the Building Manager. In an emergency, contact the Building Manager or one of the Directors.

TRASH DISPOSAL: Recycling is mandatory in Venice. Paper, newsprint, corrugated, etc. must be segregated from plastics, metal and glass. Signs in the trash room provide instructions for proper segregation. To reduce odor and avoid insect and rodent infestations, recyclable items should be clean and, where possible, crushed to reduce volume.

Garbage must be placed in sealed plastic bags and placed in the garbage chute. Large items such as pizza boxes, Styrofoam sheets, or other items which may stick in and obstruct the chute should be carried to the ground floor and placed in the dumpster in the trash room. Kitchen waste must not be put in sink drains as eggshells, bones, rice, grease, etc. will clog and block plumbing stacks, affecting multiple units. These items should be placed in the sealed plastic garbage bags.

Owners are responsible for removal of their old bicycles, furniture and furnishings, carpeting and appliances from the premises. These items should not be placed in the trash room or dumpster. If you have large or unusual items to be picked up, please contact a charity organization or the City of Venice Public Works Dept. at (941) 486-2422.

ISSUE #1

UNIT EXTERIOR: Antennas, aerials, satellite dishes, bird feeders, flags, signs or other devices are not permitted on the exterior of a Unit, nor should be allowed to show through a window.

PETS: A maximum of two pets are allowed for owner-residents only. No pets or animals are permitted for lessees/tenants. ~~When an animal is in a common area, it must be on a leash and controlled.~~ Owner must pick up after the animal and dispose of its wastes properly. No animals are permitted in the pool area. Animals may not be left unattended on a unit balcony.

POOL USE: Rules for use of the pool are provided by the Master Association. No glasses or glass bottles are allowed inside the fenced pool area. Anyone using the pool shall wear footwear and a cover-up when moving through the common areas and using the elevator.

DOOR LOCKS: The Association retains a pass key to all units pursuant to its Right of Access to all units. No Owner shall alter or install a new lock without written consent of the Association. Any lock installed must be keyed to allow continued use of the Association master key.

HOMEOWNER INSURANCE: Each Unit Owner is responsible for insuring their own unit and the personal property therein, including all appliances, air conditioning and heating equipment, water heaters, built-in cabinets, floor, wall and ceiling coverings, and electrical fixtures that are located within the Unit and are required to be repaired or replaced by the Owner, and all alterations, additions and improvements made to the Unit or the Common Elements by the Owner or his predecessors in title. Each Unit Owner is expected to carry homeowner's insurance, with endorsements for leakage, seepage and wind-driven rain, additions and alterations, a loss assessment protection, or recognize that he bears financial responsibility for any damage or liability to other Unit Owners that would otherwise be covered by such insurance.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. i (p. 4): 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:

UNIT EXTERIOR: Antennas, aerials, satellite dishes, bird feeders, flags, signs or other devices are not permitted on the exterior of a Unit, nor should be allowed to show through a window. PETS: A maximum of two pets are allowed for owner-residents only.

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).