

Extended Parking/Passes

- Extended Parking is determined by any guest parking for more than three (3) days in one week in a MARKUP #1 -> Space
- The resident who they are visiting must register their guest’s vehicle at the Management office and receive an “**Extended Parking Pass**”
- Extended Parking Passes must be returned within 30 days to avoid a \$100 per day fine beginning on day 31st day.

Loading Zones/10 Minute Parking Spaces

- 10 Minute Parking Spaces in loading zones** are permitted for residents or guests with proper identification after 10PM ONLY, *if no other guest space is available on the property.*
- The vehicle must be removed from these spaces by 9AM the following day.
- NO parking in the space marked “POSTAL SERVICE” in front of the mailboxes is allowed** (except 5 minutes to pick up mail).

Commercial Vehicles

- Vans and commercial vehicles must be off the property by 6.00PM - Monday thru Saturday.
- No commercial vehicles are permitted on the property on Sunday.

Motorcycles

- Motorcycles and scooters are NEVER permitted on the property at any time.

EMPLOYEES OF ASSOCIATION

- Employees of the Association (maintenance, janitorial, and Property Manager) may not be sent by unit owners for personal errands. The Board and Property Manager are solely responsible for supervising Association employees.

BALCONIES

- All balconies and decks shall be kept in an orderly, clean and sanitary fashion at all times. Consistent with the foregoing, the placement of any chairs, benches and table on same shall be of such a number, nature and type as are customarily used for leisure purposes and in all cases subject to the Board’s prior written approval. No other goods, materials, awnings, fixtures, paraphernalia, wind chimes or the like are to affixed, placed or stored on said decks or balconies except with the Board’s prior approval. Unit owner may display one (1) portable, removable official flag not larger than 4 ½’ by 6’, that represents the United States.
- ISSUE #1

No trash, rubbish, garbage or debris shall be kept or placed in any patio or deck area.
- No antenna or satellite dish maybe erected or installed by a unit owner on the roof or exterior walls of the building. Proper installation of dish will be provided by Management Office. If erected or installed improperly, it may be removed, without notice by the Board at the cost of the unit owner installing same.
- No flammable, combustible, or explosive fluids, chemicals or substances shall be kept in any unit; balcony or patio, except as may be required for normal household.
- Plants, pots, receptacles and other movable objects must be kept, placed and maintained. No objects shall be hung from windowsills.
- No drilling of floors, patios, exterior walls or ceiling is allowed for attachment of hanging of any materials, including without limitation planters and hammocks without the Board’s prior written approval.

COMFORT TO OTHER UNITS

- No unit shall make or permit any disruptive noises or noxious fumes in the buildings or permit any conduct of any person that will interfere with the rights, comfort or conveniences of other residents.
- No unit owner shall play or permit to be played any musical instrument, or operate or permit to be operated a television, radio or sound amplifier in his unit, porch or balcony or patio in such a manner as to disturb or annoy other residents.

Initial _____ Second Resident Initial _____ May 2023

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. EMPLOYEES OF ASSOCIATION (p. 11): 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 antenna or satellite dish maybe erected or installed by a unit owner on the roof or exterior walls of the building. Proper installation of dish will be provided by Management Office.

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).