

**GUIDELINE 12: Vehicles and Parking:**

1. No boat, trailer, camper or other recreational-type vehicle may be parked or stored in open view on residential property for longer than a 24-hour period.
2. All cars parked in open view and not in a garage must be operable and may not be unsightly. Car covers of any kind are prohibited.
3. No vehicle may be parked on any yard. As a general rule, parking of vehicles on the street is discouraged. Temporary parking (4 hours or less) is allowed if not a nuisance to neighbors and not an impediment to traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.

ISSUE #1

**GUIDELINE 13: Satellite Dishes**

Satellite dishes do not require a Form if all of the following guidelines are met:

1. Satellite dishes must be no larger than 18 inches.
2. If ground-mounted, dishes must be screened from view by natural landscaping, not lattice. Any cables must be buried.
3. No front yard mounting is allowed.
4. If mounted on the home, dish must be mounted on the rear of the home and within the sidelines of the home so it is not visible from the street.
5. Color of satellite dish must be black, gray, white or tan.

Guidelines amended and approved August 1, 2008.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

**Sec. i (p. 9): 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:**

GUIDELINE 13: Satellite Dishes Satellite dishes do not require a Form if all of the following guidelines are met: 1. Satellite dishes must be no larger than 18 inches. 2. If ground-mounted, dishes must be screened from view by natural landscaping, not lattice.

**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).**