

Section I - Sample Provision Excerpt (Public Preview)

m. TV Antenna Systems a.) New Construction Projects - No building shall be erected, placed, or altered on any lot until the following items have been approved by the ACC: i. Construction plans and specifications - two (2) copies.

ISSUE #1



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...

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Landscaping - new construction, remodeling, and alterations j. Portable Toilets k. Seawalls - installation and/or maintenance l. Shade Trees m. TV Antenna Systems a.) New Construction Projects - No building shall be erected, placed, or altered on any lot until the following items have been approved by the ACC: i. Construction plans and specifications - two (2) copies. ii.