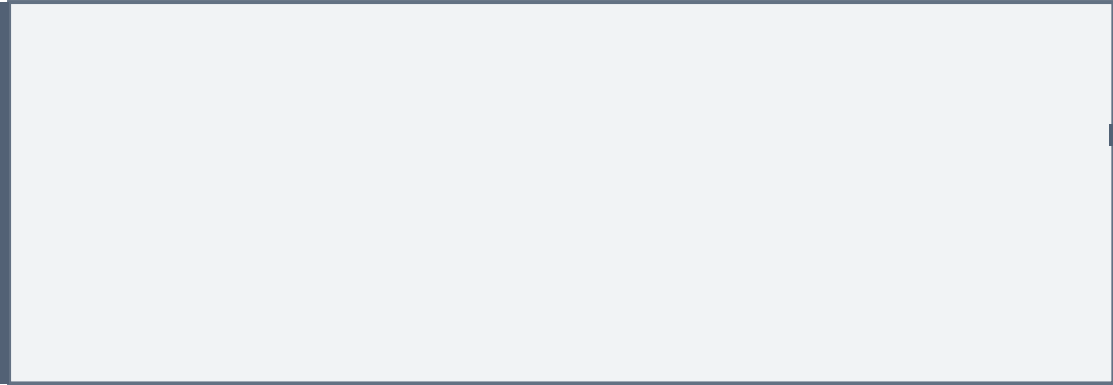


Section VIOLATION NOTIFICATION - Sample Provision Excerpt (Public Preview)

SATELLITE DISHES ARE PERMITTED 18 INCHES OR UNDER
(J) VEHICLES NO VEHICLES OF ANY KIND, INCLUDING BOATS, TRACTORS, TRAILERS, ETC. UNLESS SPECIFICALLY EXEMPTED ELSEWHERE IN THESE COVENANTS, MAY BE STORED OR PARKED ANYWHERE ON PROPERTIES: EXCEPT MOTOR VEHICLES THAT ARE NOT OTHERWISE PROHIBITED.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. VIOLATION NOTIFICATION (p. 24): Fining Enforcement Without Mandatory New Jersey ADR Notice: Clause authorizes monetary fines/penalties without offering housing-related Alternative Dispute Resolution (ADR) as required by N.J.S.A. 45:22A-44(c).

Statutory / Legal Reference: N.J.S.A. 45:22A-44(c); N.J.S.A. 45:22A-21 et seq. (PREDFDA) (Mandatory Housing-Related ADR Prerequisite)

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:

SATELLITE DISHES ARE PERMITTED 18 INCHES OR UNDER
(J) VEHICLES NO VEHICLES OF ANY KIND, INCLUDING BOATS, TRACTORS, TRAILERS, ETC. UNLESS SPECIFICALLY EXEMPTED ELSEWHERE IN THESE COVENANTS, MAY BE STORED OR PARKED ANYWHERE ON PROPERTIES: EXCEPT MOTOR VEHICLES THAT ARE NOT OTHERWISE PROHIBITED.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

SATELLITE DISHES ARE PERMITTED 18 INCHES OR UNDER
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