

Section MOTORIZED VEHICLES - Sample Provision Excerpt (Public Preview)

MOTORIZED VEHICLES No mini-bikes, trail bikes, snowmobiles, ATVs, trikes, quads or vehicles like (6/22/25) that may be operated within the community or maintained on the campsites, except for administrative purposes. Mopeds may be used as a source of transportation only.

ISSUE #1



MARKUP #1 ->

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. MOTORIZED VEHICLES (p. 5): Provision prohibits exterior antennas/satellite dishes, requires prior written approval before installing a satellite dish, or bans street-facing satellite dishes/solar collectors in conflict with the FCC OTARD Rule (47 C.F.R. § 1.4000) and N.J.S.A. 45:22A-48.2 (Solar) & 45:22A-48.4 (EV Charging).

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (FCC OTARD Rule)

Statutory Comparison: Under the Federal Communications Commission OTARD Rule (47 C.F.R. § 1.4000), private covenants may not prohibit, require prior architectural approval for, or limit satellite dishes to 18/24 inches (federal protection covers dishes up to 1 meter / 39.37 inches in diameter), nor may they ban street-visible placement if an alternative location would preclude acceptable signal quality.

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Carve out satellite dishes up to one meter (39.37 inches) and TV/wireless antennas protected by 47 C.F.R. § 1.4000 from prior-approval and street-visibility bans, and align solar collector placement guidelines with N.J.S.A. 45:22A-48.2 (Solar) & 45:22A-48.4 (EV Charging).