Section HOUSE RULES - Sample Provision Excerpt (Public Preview)

No radio, television aerial, satellite, disk or similar devices shall be attached to or hung from the exterior of the Building no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any door or window or other part of the Building except such as shall have been approved in writing by the Board of Managers, nor shall...

ISSUE #1

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. HOUSE RULES (p. 16): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

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:
No radio, television aerial, satellite, disk or similar devices shall be attached to or hung from the exterior of the Building and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any door or window or other part of the Building except such as shall have been approved in writing by the Board of Managers, nor shall...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
No radio, television aerial, satellite, disk or similar devices shall be attached to or hung from the exterior of the Building and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any door or window or other part of the Building except such as shall have been approved in writing by the Board of Managers, nor shall anything be projected from any door or window...