

Section 38 - Sample Provision Excerpt (Public Preview)

- * Antenna Installation
- * Sublet
- b) Any issue of concern that may impact the quality of life of residents of the building may be brought to the Board for discussion and decision.
- c) Any consent or approval given under these House Rules by Co-op shall be revocable at any time by a vote of the Board of Directors.

ISSUE #1

MARKUP #1 ->



MARKUP #1 · POTENTIAL FED LAW CONFLICT

BOARD & COUNSEL REVIEW

Sec. 38 (p. 3): 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:

* Antenna Installation * Sublet b) Any issue of concern that may impact the quality of life of residents of the building may be brought to the Board for discussion and decision. c) Any consent or approval given under these House Rules by Co-op shall be revocable at any time by a vote of the Board of Directors.

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).