Section Clause #1 - Sample Provision Excerpt (Public Preview)

Facilities and equipment, including, but not limited to antennae, satellite dishes, etc., may, notwithstanding the foregoing, be installed on the main roof of the Building by the Board of Managers.
8.
Managers.
Except as to a Unit owned by the Declarant or its designee, no window air

ISSUE #1

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW — BOARD & COUNSEL REVIEW

Sec. Clause #1 (p. 2): 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:
Facilities and equipment, including, but not limited to antennae, satellite dishes, etc., may, notwithstanding the foregoing, be installed on the main roof of the Building by the Board of Managers. 8. Managers. Except as to a Unit owned by the Declarant or its designee, no window air

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).