

Section 1.6 - Sample Provision Excerpt (Public Preview)

No satellite dish, radio or television aerial shall be attached to or hung from the fire escapes, balconies or exterior of the Building. No cable wires are to be extended outside the window of any apartment. COMPLAINTS

ISSUE #1



MARKUP #1 ->



MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 1.6 (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:

No satellite dish, radio or television aerial shall be attached to or hung from the fire escapes, balconies or exterior of the Building. No cable wires are to be extended outside the window of any apartment. COMPLAINTS

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

No satellite dish, radio or television aerial shall be attached to or hung from the fire escapes, balconies or exterior of the Building. No cable wires are to be extended outside the window of any apartment. COMPLAINTS [FEDERAL OTARD CARVEOUT]: Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna, fixed wireless broadband...