Section 2 - Sample Provision Excerpt (Public Preview)

<d) No television or- radio antenna shall be erected on the exterior o.f Units er the common elements without the prior written consent of the Board of Managers.
(e)
No Unit Owner shall move, remove, add or otherwise

ISSUE #1

andscaping in the Condominium e,:cept that each Unit Owner- may landscape or- garden in the patio or- balcony area pr-ovided that...

MARKUP #1 ->

MARKUP #1 · POTENTIAL FED LAW CONFLICT

BOARD & COUNSEL REVIEW

Sec. 2 (p. 18): 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:
<d) No television or- radio antenna shall be erected on the exterior o.f Units er the common elements without the prior written consent of the Board of Managers.
(e) No Unit Owner shall move, remove, add or otherwise change the landscaping in the Condominium e,:cept that each Unit Owner- may landscape or- garden in the patio or- balcony area pr-ovided that...

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).