

Section OUTSIDE ANTENNAE/CABLE/ PHONE SERVICE/ABOVE - Sample Provision Excerpt (Public Preview)

OUTSIDE ANTENNAE/CABLE/ PHONE SERVICE/ABOVE
SURFACE UTILITIES: No outside radio, telegraphic, television, or
other electronic antenna, dish or other transmitting or receiving device
shall be erected on any unit or other portion of the Association property,
without the approval of the Board.
Satellite Dish Guidelines: No more than (2) dishes per unit

ISSUE #1



MARKUP #1 ->



MARKUP #1 · POTENTIAL FED LAW CONFLICT

BOARD & COUNSEL REVIEW

**Sec. OUTSIDE ANTENNAE/CABLE/ PHONE SERVICE/ABOVE (p. 7):
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:

OUTSIDE ANTENNAE/CABLE/ PHONE SERVICE/ABOVE SURFACE UTILITIES: No outside radio, telegraphic, television, or other electronic antenna, dish or other transmitting or receiving device shall be erected on any unit or other portion of the Association property, without the approval of the Board. Satellite Dish Guidelines: No more than (2) dishes per unit.

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).