

Section 9 - Sample Provision Excerpt (Public Preview)

Board of Directors. Satellite dishes shall be installed on the roofs of Townhomes or Lot provided that (i) they are of a diameter not to exceed eighteen inches and (ii) they are placed in locations as approved by the Board of Directors. In the event said Board of Directors fails to
GWLIROSEWILIROSE PARK.SUBUAMD&RESI.DEC
M: 074117

ISSUE #1



MARKUP #1 ->



MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 9 (p. 14): 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:

Board of Directors. Satellite dishes shall be installed on the roofs of Townhomes or Lot provided that (i) they are of a diameter not to exceed eighteen inches and (ii) they are placed in locations as approved by the Board of Directors. In the event said Board of Directors fails to
GWLIROSEWILIROSE PARK.SUBUAMD&RESI.DEC M: 074117

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).