MARKED-UP PAGE 1: 1 COMPLIANCE ISSUE (#1) - SEE REDLINE COMMENTS AT RIGHT ->

Section General - Sample Provision Excerpt (Public Preview)

No radio and/or television antenna or satellite dish may be installed through any wi ndow or on any balcony or terrace. The following rules shall be observed with respect to the disposal of all refuse and garbage a) All debris that is not recyclable is to be securely wrapped or bagged in a small package, sized to fit into the compactor chute door on...

ISSUE #1

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. General (p. 4): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

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 radio and/or television antenna or satellite dish may be installed through any wi ndow or on any balcony or terrace. 20) The following rules shall be observed with respect to the disposal of all refuse and garbage a) All debris that is not recyclable is to be securely wrapped or bagged in a small package, sized to fit into the compactor chute door on...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

HOUSE RULES SANS SOUCI OWNERS CORP. As used in these House Rules the word Lessor shall mean the SANS SOUCI OWNERS CORP. The word LEASE shall mean the PROPRIETARY LEASE given to the LESSEES of the apartments in the building at ll0-50 7lst Road, Forest Hills, N. Y. owned by the LESSOR. The word LESSEE shall mean the holder of such PROPRIETARY LEASE.