

Section 7.01 - Sample Provision Excerpt (Public Preview)

install, erect or maintain any television or radio pole, antenna, tower or support thereof upon any Lot or Improvement thereon other than a customary television antenna which shall not exceed ten (10) feet above top roof line ridge

shall free-standing transmission or receiving towers or discs or dishes be permitted.

ISSUE #1

MARKUP #1 ->



MARKUP #1 · POTENTIAL FED LAW CONFLICT

BOARD & COUNSEL REVIEW

Sec. 7.01 (p. 20): 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:

install, erect or maintain any television or radio pole, antenna, tower or support thereof upon any Lot or Improvement thereon other than a customary television antenna which shall not exceed ten (10) feet above top roof line ridge In no event shall free-standing transmission or receiving towers or discs or dishes be permitted.

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).