ISSUE #1

MARKUP #1 ->

BRIDLERIDGE RULES, REGULATIONS AND ACC GUIDELINES

1. ANTENNAS

Antennas are not allowed to be erected or maintained on any building or lot.

2. ATTIC FANS AND VENTILATORS

Attic fans and ventilators that come through the roof do not need ACC approval.

3. AWNINGS

1. Only lateral arm retractable awnings are permitted.
2. The purpose of awnings is to shade decks or patios only. No window awnings.
   a. Owners are cautioned not to use barbecues under cover of awnings.
3. The retractable awning sunscreen material must be made of a cloth material such as canvas, mesh or comparable soft material. Rigid aluminum, vinyl or polyethylene shade materials are not permitted.
4. Only one Retractable Awning is permitted per home.
5. Side or Drop Arm Awnings are prohibited.
6. ACC Request Form must be submitted prior to the installation of the retractable awning. At a minimum, the ACC Request Form must include:
   a. A detailed drawling of the installation location from the back, side and top of the retractable awning when fully open.
   b. Installation measurements.
   c. Brochure of the unit type/model with information on the manufacturer and installation company with insurance certificate.
   d. Anchor/fastening system details.
   e. A copy of the Northampton Township electrical permit (if awning is a powered model).
7. Retractable awnings must be installed on the rear or side of the house out of the site line of the street.
8. The color of the support system (frame) must be white or match the color of the shade material.
9. Solid colors only (see colors below);

   Siding: White — **Awning:** Natural or cream
   Siding: Sterling Gray — **Awning:** Cadet grey or slate gray
   Siding: Autumn Yellow — **Awning:** Oyster or cream

   There will be only one awning color per row of townhouse. The awning color selection will be made by the majority of townhouse owners in each building.
10. The size of the retractable awning may not exceed the width of the patio or deck.
11. The maximum height of the retractable awning shall not exceed 10 feet above the elevation of the patio or deck.
12. The retractable awning sunscreen material cannot drape around the perimeter more than 12 inches below the protective hood.
13. All retractable awnings must be retracted each evening at sundown and/or when not in use.
14. If the retractable awning or relevant fixtures are not in good working order or are allowed to degrade or to become unsightly, broken, faded, torn, moldy or tattered and are not replaced within (30) days after a written request by the VSCA, the VSCA will request the owner to remove the entire retractable awnings within (14) days or face a fine.
15. Under any circumstances related to the use or removal of retractable awning, the homeowner will be responsible for any damage to structure, to the exterior of the home, the adjoining properties, adjoining common elements and will be required to restore the structure, the exterior of the unit and/or the adjoining common elements to their original condition. If the unit owner fails to remove

MARKUP #1 · POTENTIAL FED LAW CONFLICT — BOARD & COUNSEL REVIEW

Sec. BRIDLERIDGE RULES, REGULATIONS AND ACC GUIDELINES (p. 6): FCC OTARD preemption conflict (47 C.F.R. § 1.4000): Outright antenna/satellite-dish prohibition, sub-1-meter diameter cap, mandatory cable-hookup removal, permit fee, or unqualified front-elevation/street-visibility ban is unenforceable as applied to covered <= 1-meter reception devices on exclusive-use property.

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (FCC OTARD Rule)

Statutory Comparison: Under the FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000, including FCC 21-10), preemption applies to covered direct-broadcast satellite (DBS/DSS) dishes one meter (39.37 inches) or less in diameter, television broadcast antennas, and fixed wireless broadband antennas installed within areas under the owner's or occupant's exclusive use or control. Outright bans, sub-1-meter diameter caps, monetary permit fees, mandatory removal upon cable availability, and unqualified front-elevation or street-visibility prohibitions that preclude an acceptable quality signal are preempted unless justified by a documented safety objective (§ 1.4000(b)(1)) or a National Register historic site (§ 1.4000(b)(2)).

CURRENT WORDING IN DOCUMENT:
BRIDLERIDGE RULES, REGULATIONS AND ACC GUIDELINES 1. ANTENNAS Antennas are not allowed to be erected or maintained on any building or lot.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Provided that for covered reception antennas and satellite dishes one meter (39.37 inches) or less in diameter installed within areas under the owner's or occupant's exclusive use or control, this provision shall be administered in accordance with 47 C.F.R. § 1.4000 without outright prohibition, permit fee, or placement/size limits that preclude an acceptable quality signal, while preserving association authority over shared common elements, dishes exceeding one meter, documented safety objectives (§ 1.4000(b)(1)), and historic preservation sites (§ 1.4000(b)(2)).