ISSUE #1

Section 8.1(c) - Sample Provision Excerpt (Public Preview)

Owners shall not attach anything to the outside walls or roof of any Dwelling, such as radio or television antenna, or satellite dish, (excepting a satellite dish with a diameter of 18" or less), which may be visible from the street. (d) Signs. (1) No sign of any kind shall be displayed to the public view on any Lot for a period of ninety (90) days...

MARKUP #1 ->

MARKUP #1 · POTENTIAL FED LAW CONFLICT

BOARD & COUNSEL REVIEW

Sec. 8.1(c) (p. 1): Potential FCC OTARD impairment (47 C.F.R. § 1.4000): antenna/satellite-dish ban, sub-1-meter size cap, prior written consent/approval gate, or front/visibility placement ban is unenforceable to the extent 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 is conditional on equipment type, property scope, and impairment: (1) Covered equipment includes direct-broadcast satellite (DBS/DSS) dishes one meter (39.37 inches) or less in diameter, television broadcast antennas, and fixed wireless broadband antennas; (2) Covered property is limited to areas within the owner's or occupant's exclusive use or control and does NOT extend to shared condominium roofs, exterior common walls, or general common elements; and (3) On covered exclusive-use property, restrictions are unenforceable if prior written consent/approval causes unreasonable delay, screening/mounting rules impose unreasonable cost, or sub-1-meter diameter caps or front-elevation/visibility bans preclude reception of an acceptable quality signal, 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:

Owners shall not attach anything to the outside walls or roof of any Dwelling, such as radio or television antenna, or satellite dish, (excepting a satellite dish with a diameter of 18" or less), which may be visible from the street. (d) Signs. (1) No sign of any kind shall be displayed to the public view on any Lot for a period of ninety (90) days...

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 prior-approval delay, unreasonable installation/screening expense, 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)).