



Solar panels must be an integrated part of the roof design and mounted directly to the roof deck or if mounted on or over the existing roof tile, must be flush with the slope of the roof.

Solar units must not break the roof ridge line.

Solar panels must be positioned as low as possible on the roof extending wider rather than higher on the roof plane. The solar panels, piping or any exposed part of the installation may not be higher than the roof peak.

Solar panels must be positioned so the reflection from the panel does not adversely affect neighboring properties, such as reflecting into a neighbor's window.

Visibility of devices and their components must be minimized from public view and may be required to be screened from neighboring property in a manner approved by the ARC.

Construction/Finish

All roof-mounted equipment, excluding the face of the solar panels, must match the color of the roof material. This includes solar skylights and other equipment. Exposed surfaces, such as any frame or supports for panels, but excluding the exposed collector panel face itself, must be painted to match, or the color of the materials used must match the surface on which it is mounted

All exterior plumbing lines must be painted to match, or the color of the materials used must match, the color of adjacent roof material and walls. Aluminum trim, if used and visible, must be anodized or otherwise color treated to blend into the surroundings as much as possible.

Section 7 - Additional Items in Relation to the Use of your Property

Our covenants state, *“No signs shall be permitted on any residential lots except that a single sign offering property for sale or for rent may be placed on any such lot provided such sign is not more than 24 inches by 20 inches high.”* No other commercial signage is allowed by our covenants. This includes the placement of signs by contractors or other service providers. Exceptions to this regulation are as follows:

- Political signs may be placed in yards as allowed by county ordinance. Signs should not be placed in yards sooner than 60 days prior to the election and should be removed 5 days after the election. Only one sign per candidate should be displayed.
- Signs related to children participating in seasonal sports are allowed but should be removed once the season has completed.

Licensed vehicles may only be parked in driveways and are not permitted in any yard area. Vehicles, even licensed, that are non-operable or appear to be under constant repair or cannot be driven because of being repaired for more than two weeks, will be considered in violation, and must be removed.

ISSUE #1

Satellite dishes shall be located such that they will be screened from view with plantings and/or landscape features so that it is not visible.

Seasonal holiday and special occasion decorations should only be displayed at appropriate times of the year and removed in a timely manner.



MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 7 (p. 6): 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 satellite dishes 1 meter or less in diameter, and fixed wireless broadband antennas (including hub and relay antennas) situated on property within the exclusive use or control of the owner/tenant.

CURRENT WORDING IN DOCUMENT:

Satellite dishes shall be located such that they will be screened from view with plantings and/or landscape features so that it is not visible. Seasonal holiday and special occasion decorations should only be displayed at appropriate times of the year and removed in a timely manner. SCRC Architectural Guidelines - Rev. 2022-0220

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).