

Section 2.8.3 - Sample Provision Excerpt (Public Preview)

Antennae. No antenna, mast, dish or other apparatus or equipment intended for the reception of radio, television, satellite, cellular or other media may be Federal Communications Commission rules or regulations.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. 2.8.3 (p. 5): Enforcement/fining provision omits mandatory Texas Property Code § 209.006 certified mail notice, 30-day Board hearing request window, or HB 614 recorded fine schedule requirements.

Statutory / Legal Reference: Tex. Prop. Code § 209.006, § 209.0061 & § 209.007
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:
Antennae. No antenna, mast, dish or other apparatus or equipment intended for the reception of radio, television, satellite, cellular or other media may be Federal Communications Commission rules or regulations.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Antennae. No antenna, mast, dish or other apparatus or equipment intended for the reception of radio, television, satellite, cellular or other media may be Federal Communications Commission rules or regulations. [FEDERAL OTARD CARVEOUT]:
Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna, fixed wireless broadband hub/relay...