

Section 3.10 - Sample Provision Excerpt (Public Preview)

Roof Top Accessories The roof, as an expressive design element, should be kept as visually unobstructed as possible. A radio/television antenna or satellite dish antenna is not permitted on the front of a Residential Dwelling or, in the case of a corner Lot, the side of the Residential Dwelling adjacent to the side street, unless otherwise allowed by law.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 3.10 (p. 19): 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:

Roof Top Accessories The roof, as an expressive design element, should be kept as visually unobstructed as possible. A radio/television antenna or satellite dish antenna is not permitted on the front of a Residential Dwelling or, in the case of a corner Lot, the side of the Residential Dwelling adjacent to the side street, unless otherwise allowed by law.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Roof Top Accessories The roof, as an expressive design element, should be kept as visually unobstructed as possible. A radio/television antenna or satellite dish antenna is not permitted on the front of a Residential Dwelling or, in the case of a corner Lot, the side of the Residential Dwelling adjacent to the side street, unless otherwise allowed by law. [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 device, or satellite dish of one meter (39.37 inches) or less in diameter...