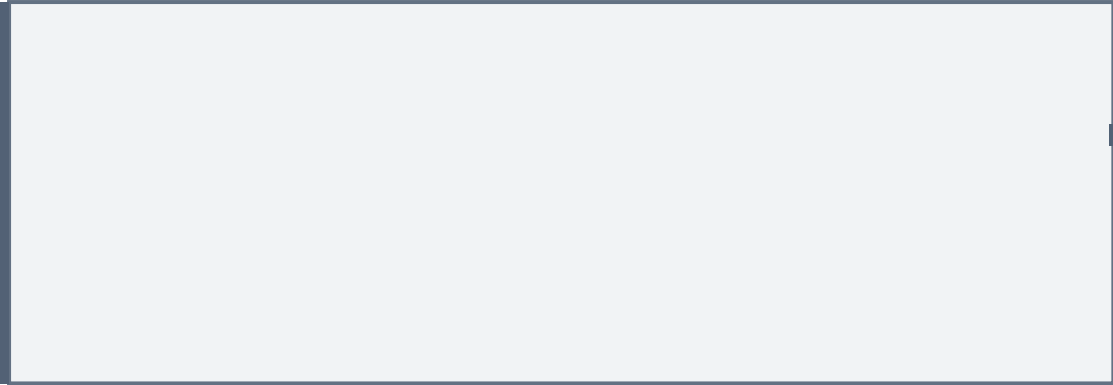


Section COVENANT ENFORCEMENT AND FINE POLICY - Sample Provision Excerpt (Public Preview)

AtiTEKHA;. Without prior written approval of the Board of Directors, no exterior television or radio antennas of any sort placed, allowed or maintained upon any portion of the loprovements upon the Property, nor upon fi.iy a structure antenna situated upon the Property bytitem.

ISSUE #1



MARKUP #1 ->

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. COVENANT ENFORCEMENT AND FINE POLICY (p. 6):
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:
AtiTEKHA;. Without prior written approval of the Board of Directors, no exterior television or radio antennas of any sort placed, allowed or maintained upon any portion of the loprovements upon the Property, nor upon fi.iy a structure antenna situated upon the Property bytitem.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
AtiTEKHA;. Without prior written approval of the Board of Directors, no exterior television or radio antennas of any sort placed, allowed or maintained upon any portion of the loprovements upon the Property, nor upon fi.iy a structure antenna situated upon the Property bytitem. 17 - other than shall aa U aerial for oaeter \ 7"1U PA*KIC Property shall, storage of ^D [FEDERAL OTARD CARVEOUT]:...