

Section 1. - Sample Provision Excerpt (Public Preview)

(k) No radio or television aerial wires or antonnas shall be permittad . on any portion of any rasidential lot farward of m
bulfding line of said lot.
(1) No detached garage, quarters for said domestic employces, or other outbulfding of any kind shall be crected on any
residential lot nearor than sixty (60) feet to the front property 1ine nor nearer...

ISSUE #1



MARKUP #1 ->



MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 1. (p. 4): Covenant suspending owner voting rights for delinquency or covenant violations is void under the Texas Property Code.

Statutory / Legal Reference: **Tex. Prop. Code § 209.0059(a) & § 209.00592**

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:

(k) No radio or television aerial wires or antonnas shall be permittad . on any portion of any
residential lot farward of the front bulfding line of said lot.
(1) No detached garage, quarters for said domestic employces, or other outbulfding of any
kind shall be crected on any residential lot nearor than sixty (60) feet to the front property 1ine
nor nearer...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

(k) No radio or television aerial wires or antonnas shall be permittad . on any portion
of any rasidential lot farward of the front bulfding line of said lot.
(1) No detached garage, quarters for said domestic employces, or other outbulfding
of any kind shall be crected on any residential lot nearor than sixty (60) feet to the
front property 1ine nor nearer than three (3) feet to the side...