



Section 1. - Sample Provision Excerpt (Public Preview)

Antennae. As provided in Article VII, Section 16 of the Declaration no radio or television aerial wires or antenna shall be maintained on any portion of any lot forward of the front building lines of said lot: nor shall any free standing antenna of any style be permitted to extend more than feet (10') above the roof of the main residential structure on said...

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:

Antennae. As provided in Article VII, Section 16 of the Declaration no radio or television aerial wires or antenna shall be maintained on any portion of any lot forward of the front building lines of said lot: nor shall any free standing antenna of any style be permitted to extend more than feet (10') above the roof of the main residential structure on said...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Antennae. As provided in Article VII, Section 16 of the Declaration no radio or television aerial wires or antenna shall be maintained on any portion of any lot forward of the front building lines of said lot: nor shall any free standing antenna of any style be permitted to extend more than feet (10') above the roof of the main residential structure on said lot.