

ISSUE #1

MARKUP #1 ->

Section 1: [Paragraph 11 (Unit 5A Covenants, Book 1611 Page 798)] Radio or Television Aerials or Antennas

No radio or television aerial or antenna nor any other exterior electronic or electric equipment or devises of any kind shall be installed or maintained on the exterior of any structures located on a building plot or on any portion of any building plot not occupied by a building or other structure...

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. Paragraph 11 (Unit 5A Covenants, Book 1611 Page 798) (p. 1):
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 (OTARD Rule)

Statutory Comparison: The FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000) preempts community association restrictions that prohibit, require prior architectural approval for, or impose sub-1-meter (39.37-inch) diameter caps on the installation, maintenance, or use of antennas and satellite dishes 1 meter or less in diameter situated on property within the exclusive use or control of the owner/tenant.

CURRENT WORDING IN DOCUMENT:

[Paragraph 11 (Unit 5A Covenants, Book 1611 Page 798)] Radio or Television Aerials or Antennas - No radio or television aerial or antenna nor any other exterior electronic or electric equipment or devises of any kind shall be installed or maintained on the exterior of any structures located on a building plot or on any portion of any building plot not occupied by a building or other structure...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna or satellite dish of one meter (39.37 inches) or less in diameter within areas under the owner's or occupant's exclusive use or control, in accordance with FCC OTARD regulations (47 C.F.R. § 1.4000).