

# Satellite Dish/ Antenna Installation Rules and Regulations

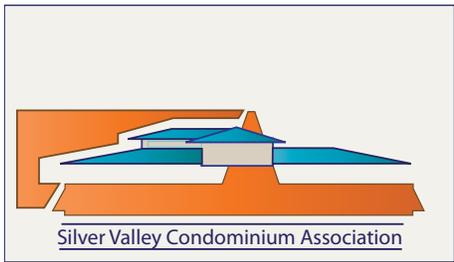
page 1

**1) Acceptable Satellite Dishes:** One direct broadcast satellite (“DBS”) and one multipoint distribution service antenna (“MDS”), one meter (approximately 39”) in diameter or less, plus one antenna designed to receive television broadcast signals (hereinafter referred to in the entirety as “dish(es)”), per unit, are permitted. Additional dishes may not be installed unless the owner establishes a specific need for such dishes that is acceptable to the Board. Dishes will be no larger, nor will they be installed any higher than is absolutely necessary for reception of an acceptable quality signal.

**2) Location of Installation:** All dishes should be installed indoors unless acceptable quality signals cannot be received. If it is necessary to install dishes outdoors, the dish must be installed to reduce its visibility from the street and from neighboring Units. If an acceptable quality signal cannot be received in a location that is not visible from the street, the dish will be installed in a location that provides a reasonable compromise between acceptable signal quality and maximum concealment from both the street and neighboring Units.

## **3) Installation of Satellite Dishes**

- a. All dishes must be installed in compliance with local building and safety codes, according to manufacturer instructions.
- b. All installations should strive for pleasing aesthetics. All exposed wiring on the exterior of the Unit should be minimized. All external wiring must be routed to reduce visibility and should be secured only with fasteners that will not puncture or otherwise damage any part of the unit exterior. Running wires through gutters and downspouts is prohibited. Using trees, bushes, retaining walls, or other Common Element features to support cables above ground is prohibited. All ground level wiring must be buried responsibly in areas that will not interfere with other utilities, and should take the shortest feasible route between the unit exterior and the utility junction box, where applicable. All areas disturbed by digging must be restored to their original condition. No dish will bear or display any visible logos or advertising,. They should not be altered, and should maintain their original color, finish, and overall condition.
- c. All utility employees and contracted installers must maintain general liability insurance, including completed operations, of at least \$1,000,000.00, and Workers’ Compensation coverage.



# Satellite Dish/ Antenna Installation Rules and Regulations

page 2

## 4. Maintenance

- a. Dish owners are exclusively responsible for all maintenance costs including, but not limited to, costs to replace, repair, maintain, move or remove dishes or any related materials, including screening materials, structures, or other items associated or appurtenant to the dishes. Dish owners are also wholly responsible for the repair of all damage to any portion of the condominium property (including, but not limited to, all Common Elements and Limited Common Elements) caused by the installation, maintenance, or removal of dishes (including without limitation excessive wear and tear to any portion of the property as solely determined by the Board). Dish owners must also pay any medical expenses or other damages or losses for any personal injuries caused by installation, maintenance (or lack thereof), or removal of the dishes.
- b. Unit Owners have 72 hours to remove or repair a dish if it becomes detached from its installation base. The Association may remove the dish at the Unit Owner's expense after 72 hours, or at anytime if the detachment threatens the safety of persons or property.

**5. Notification and Waiver:** A Request for Change Form that includes a drawing of the proposed dish installation location, height, and screening materials must be submitted to the Board for their approval prior to any installation.

**6. Severability:** If any of the foregoing guidelines and rules or provisions are declared void, such provision will be deemed severed from these guidelines and rules, which will otherwise remain in full force and effect.

**NOTE:** The above guidelines are intended to be flexible to provide the Board with the ability to address any and all circumstances that may arise in connection with a request to install a satellite dish. All decisions by the Board will be documented and maintained in the Association's meeting minutes records, including any extenuating or unique factors involved in the decision making process. As with any Board promulgated rule, the Board reserves the right to add to, delete, modify, or otherwise amend the above guidelines as it deems necessary for the health, safety, and comfort of all residents.