

**ARCHITECTURAL GUIDELINES FOR
INSTALLATION OF ANTENNAS AND SATELLITE DISHES**

Address: _____

Owner/Tenant: _____

Owners may install antennas/satellite dishes as outlined below, in the manner outlined and must sign this Agreement prior to installation. Only antennas/satellite dishes designed for customary television and radio broadcast reception are allowed.

Antenna Size & Type

1. Only Direct Broadcast Satellite (DBS) Dishes or Multipoint Distribution Systems (MDS) that are one meter (39”) or less in diameter may be installed. Antennas/satellite dishes larger than one meter are **prohibited**.
2. Installation of transmission-only antennas are **prohibited** unless approved by the Board of Directors.
3. All antennas/satellite dishes not covered by the FCC are **prohibited**.

Installation Restrictions

1. Antennas/satellite dishes shall be installed solely on individually owned property as designated in the association governing documents.
2. Antennas/satellite dishes shall not encroach on common areas (elements) or any other owner’s property,
3. Antennas/satellite dishes shall be located on a place shielded from view (not to be offensive) from the street or other lots or units to the maximum extent possible; provided.
4. Antennas/satellite dishes shall be installed no higher than is absolutely necessary for reception of an acceptable-quality signal.
5. All installations shall be completed so that they do not damage the common areas (elements) of the association or the lot of any other resident, or void any warranties of the association or other owners, or in any way impair the integrity of buildings on common areas (elements) or lots.
6. Property owners are responsible for all costs association with the antennas/satellite dishes’ including but not limited to costs of:
 - A. Place (or replace), repair, maintain, and move or remove antennas/satellite dishes;
 - B. Repair damage(s) to common property (elements), other lots or units, and any other property damaged by antennas/satellite dish installation, maintenance or use;
 - C. Pay medical expenses incurred by persons injured by antenna maintenance, or use;
 - D. Reimburse residents or the association for damage(s) caused by antennas/satellite dish installation, maintenance, or use.
7. Antennas/satellite dishes must be secure so they do not jeopardize the soundness or safety of any other owner’s structure or the safety of any person, including damage from wind velocity based on a unique location.
8. Installation cannot adversely affect the integrity of the building structure or stucco.
9. **A clear sealant must be applied to all openings in the stucco structure as necessary to prevent moisture intrusion.**

Installation Location Options

1. Antennas/satellite dishes may be installed **ONLY** on the owner’s property. This could include balconies, patios, terraces or any other unit owner property or limited common area (element) adjoining the owner’s property.
2. Antennas/satellite dishes may not be affixed by drilling, or using other invasive measures.
3. Antennas/satellite dishes may not be placed on a common area or fascia board (element).
4. To the extent possible, without interfering with the reception of the antennas/satellite dish, antennas/satellite dishes should not be visible from the street or another owner’s property.

Safety

1. Antennas/satellite dishes shall be installed and secured in a manner that complies with all applicable city and state laws and regulations, manufacturer's instructions, and association governing documents and rules and regulations.
2. In order to prevent electrical and fire damage, antennas/satellite dishes shall be permanently and effectively grounded.

Antennas/satellite dishes/Unit Maintenance

1. Owners shall not permit their antennas/satellite dishes to fall into disrepair or to become safety hazards.
2. Property owners shall be responsible for all antenna/satellite dish maintenance and repair and any maintenance and repair of their unit or the common areas (elements) that is a direct result of the antenna/satellite dish.
3. Property owners shall be responsible for repainting or replacement if the exterior surface of antennas/satellite dishes deteriorates.

Association Notification Process

1. Any property owner desiring to install an antenna/satellite dish must complete an architectural request form with installation specifications and submit it to the Board of Directors.
2. If installation is other than routine for any reason, the owner and a qualified member of association management, or a Board member, must establish a mutually convenient time to meet to discuss installation plans.
3. **Approval by the Board of Directors is required prior to installation.**

Tenants

Tenants (renters) may **not** install antennas/satellite dishes. Their landlord (the property owner) **must** follow the guidelines outlined here and obtain written approval (a sign architectural request form) on their tenant's behalf.

Enforcement

1. If these rules and regulations are violated, the association may bring an action for declaratory relief with the FCC or any court of competent jurisdiction after notice and an opportunity to be heard. If the court or FCC determines that the association rule is enforceable, a fine of \$ 100.00 shall be imposed by the association for each violation. If the violation is not corrected within a reasonable length of time, an additional fine of \$ \$100.00/day will be imposed for each day the violation continues. To the extent permitted by law, the association shall be entitled to reasonable attorney's fees, costs and expenses incurred in the enforcement of this policy.
2. If the antenna/satellite dish poses a serious, immediate safety hazard, the association may seek injunctive relief to permit, or seek removal of, the installation.

Owner _____ Date _____

Owner _____ Date _____