

## SATELLITE DISH/ANTENNAE RULE

1. The Federal Communications Commission (FCC) permits the Association to establish preferred locations for television satellite dish antennas with a diameter or diagonal measurement of one meter or less (such as PrimeStar, Dish, etc.). For safety and appearance purposes, dishes must be reasonably screened in accordance with the requirements described below and should be installed in the rear yard **on the fascia portion of the shed roofs** if a signal can be received from the rear yard. If a satellite signal cannot be received from the rear yard because of the orientation of the home, a dish antenna may be installed in the front yard or side yard, **on the fascia portion of the shed roofs** as necessary, provided:

a. The Association may control the location of the antenna within the front, side, or rear yard, and the Association may require reasonable screening or concealment of the dish, such as painting the antenna, as long as the conditions will not unreasonably increase the cost of the installation, unreasonably delay the installation, or render reception of a signal impossible or substantially degraded;

b. The owner must maintain the antenna, repair any damage to the common area or other Association maintained property, and hold the Association harmless from any claims related to the installation.

2. Failure to follow these requirements may result in the owner incurring the costs to relocate or remove the antenna, in addition to the costs of repairing all damage caused by the installation and/or removal of the antenna. Therefore, owners should discuss the proposed placement of the antenna with the Architectural Committee before installing the antenna.

3. Installation of any type of antenna on a common area without prior approval from the Association, or in a manner otherwise in violation of the FCC rule, may incur the removal of the dish at the owner's expense pursuant to the CC&Rs, in addition to costs to relocate or remove the antenna, and the cost of repairing the common area or roof.

4. Owner must remove the Antenna at Owner's expense upon the sale, transfer or other disposition of Owner's Unit, unless otherwise agreed to in writing by Association. The Association may, at its option, have the building inspected following the removal to confirm the building has not been damaged, and in the event Association incurs an expense for such inspection, Owner shall reimburse Association, upon fifteen (15) days notice, for such cost.

5. Owner shall maintain the Antenna in a neat, safe and attractive condition, and in compliance with all of the provisions of the Declaration. Owner accepts all liability and responsibility for any damages resulting to Owner, Owner's Unit, the Common Area, all property and structures adjacent to the Owner's Unit and Common Area, all persons and other real or personal property arising from or related to the installation, maintenance or removal of the Antenna.