

Policy # 12

Satellite Dish/Video Antenna Policy

(Reference: Amended Declaration, Section 8.1e and Federal Communications Commission

<http://www.fcc.gov/mb/facts/otard.html>)

**Purpose:** To provide uniform rules and procedures for the installation of satellite dishes and over-the-air video antennas.

**Policy:** An Owner may, with prior written approval of the Board, install within the Owner's Unit (i) an antenna (satellite dish) one meter or less in diameter for the purpose of receiving direct broadcast/satellite service or video programming services, or (ii) an antenna for receiving television broadcast signals, subject to local government permitting requirements for masts or similar apparatus higher than 12 feet. However, the antenna or satellite dish shall be installed so as to minimize its visibility from the front of the Unit, and to the extent that such requirements do not impose unreasonable expense or delay, or preclude reception of an acceptable quality signal, installation shall avoid damage to any Dwelling, including but not limited to, new building penetrations or vinyl siding modifications. No other antennas are permitted, e.g., AM/FM radio, amateur ("HAM") radio, Citizens Band ("CB") radio, and Digital Audio Radio Services ("DARS") signals.

**Procedure:** The addition of a satellite dish/video reception antenna will be permitted subject to the following conditions:

- **An Architectural Alteration Application is completed and submitted to the Management Company.** (In order to expedite processing, the Board has delegated review and approval to the Management Company).
- The preferred installation position is the rear roof of the Dwelling and placed so as to not extend beyond the highest point of the roof line.
- The installation must be made on the roof of the Owner's home and not on an adjacent property (neighbor's home).
- To the extent possible, wiring or cable should be run from the satellite dish to the nearest roof vent and then into the home; or if not practical, wiring may be run from the satellite dish to the nearest corner of the home, then tucked behind the vinyl corner molding and run to ground level. At ground level the wiring or cable should be buried, or may be tucked behind the last row of siding, to the entry point to the home.
- No new entry points through the vinyl siding are authorized unless specifically included in the Architectural Alteration Application. A new entry point behind, but not through, the vinyl siding is permitted.
- The Owner shall be responsible for any and all damages to the roof or other parts of the Unit's structure as a result of the installation or subsequent weather related problems.
- All codes must be followed.

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**Board Approval Date:**

**04/05/2010**

**Supersedes:**

**08/24/2009**