

# Adopted Satellite Dish Rules – March 10, 2011

## SATELLITE DISH RULES

### Summary

You do not need approval to install a satellite dish in the area between your residence and your garage. However, *approval is required in advance* if you want to install a satellite dish anywhere else. In both cases, the rules listed below must be followed.

1. Satellite dishes may only be installed in an exclusive use area such as the area between a residence and the garage of that residence.
2. Satellite dishes must be one meter or less in diameter.
3. No part of the satellite dish, related cables or accessories may extend beyond the boundaries of the exclusive use area of the residence for which it is installed.
4. Satellite dishes may not be installed on any part of any building, except the fascia board immediately below the garage roof, and only if that fascia board faces the exclusive use area.
5. Only satellite dishes used for the purpose of receiving television or data transmissions may be installed.
6. Satellite dishes may not be installed on any roof of any building. Any roof repair and/or re-warranty of the roof needed after such an installation will be charged to the home owner.
7. Any cables for a satellite dish that are visible from outside of an exclusive use area must be securely mounted every three feet or less to a wall or fascia board. If there is more than one cable, the cables must be bound together securely every three feet or less.
8. Any cables or accessories for a satellite dish that are visible from outside of an exclusive use area must be painted to match the color of the surrounding area of the building on which it is mounted. No more than 12 feet of cable may be allowed on the exterior surface of the building.
9. Any satellite dish, related cables or accessories visible from outside of an exclusive use area must be maintained in good condition.
10. Home owners are responsible for any damage caused by the installation or presence of a satellite dish, related cables and accessories. Home owners are also responsible for any added maintenance costs required by the presence of the satellite dish, related cables and accessories.
11. Homeowners may apply to the Board of Directors for approval to install a satellite dish outside of an exclusive use area. Approval is required before installation begins. Without such approval, the Board of Directors may require that the satellite dish be removed, the Board of Directors may impose a fine on the home owner or both. Applications will be approved solely at the discretion of the Board of Directors. Minimum criteria for approval is listed below, and the Board of Directors may require additional conditions.
  - a) Only one satellite dish may be allowed per unit.
  - b) No more than 12 feet of cable may be allowed on the exterior surface of the building.
  - c) Cable must follow lines, corners or other features of the building in order to minimize visibility of the cable.
  - d) The satellite dish must be removed within one month if it is no longer being used.
  - e) All other satellite dish rules listed above, except rules 1, 3, 4 and 6 must be followed.
  - f) The home owner must agree in writing to remove the satellite dish before close of escrow for any sale of the unit. If the satellite dish is not removed before the close of escrow, it must be removed by the new owner within one month of the close of escrow. Alternately, the new owner may apply, within one month of close of escrow, for approval from the Board of Directors to leave one satellite dish in place. Any such approval will be subject to the conditions listed within this rule.

12. Satellite dishes that were installed outside of an exclusive use area before the effective date of these rules must be removed within one month of the close of escrow for any sale of the unit on which they are installed. Alternately, the new owner may apply, within one month of close of escrow, for approval from the Board of Directors to leave one satellite dish in place. Any such approval will be subject to the conditions listed within rule 11 (above).

### **CABLE TELEVISION, INTERNET AND TELEPHONE RULES**

1. These rules apply to the cables used by local cable television, cable Internet and cable telephone providers.
2. Cable must be securely mounted to a building within six feet of where the cable emerges from the ground.
3. Any cable that is visible from outside of an exclusive use area must be securely mounted every three feet or less to a wall or fascia board. If there is more than one cable, the cables must be bound together securely every three feet or less.
4. Any cable that is visible from outside of an exclusive use area must be painted to match the color of the surrounding area of the building on which it is mounted.
5. No more than 12 feet of cable is permitted on the exterior surface of a building.
6. Cable must follow the lines, corners or other features of the building in order to minimize visibility of the cable.