Television Antenna and Satellite Dish Policy

Such devices, including satellite dishes not exceeding one meter in diameter, may be installed without such advance approval by the Board if they are wholly within limited common elements in which individual residents have exclusive use, such as decks and patios, and they are subject to the following conditions. Prior to a permitted installation not requiring Board approval, a resident shall provide to the Board a notification on a form to be provided by the Board or its agent, which may require that any contractor performing installation maintains insurance and/or bonding that reasonably protects the Association, and that describes the device to be installed and its proposed location. Such installation shall be performed so as to assure safety to residents, guests and others, in a location that is not visible from any roadway or that diminishes the view of any other resident, except as may be necessary to achieve satisfactory reception. The Board may at the expense of the Association require painting or screening of any devise or supporting structure to minimize its visual impact, and the Board reserves the right to inspect any such installation and to require modification or relocation of any installed device in order to achieve compliance with the above conditions. At the request of any resident, the Board or its agent shall work with any resident prior to installation to prospectively assure that a proposed installation will meet all conditions of this rule. Residents installing such devices shall indemnify all others against personal injury or property damage to which such installation or the subsequent presence of such device is a contributing factor, and upon removal of such devices, shall restore all affected areas to their condition prior to installation. This rule is intended to comply with applicable federal regulations, and shall be interpreted and enforced in a manner that fully complies with such regulations.