Village at Mount Hope

Bay Weather Station

Policy

It shall be permissible for unit owners to attach a weather station device (device) to the building. The mast and or mounting system will be permitted so long as the mast does not exceed 6 ft. in vertical length. The mast type mounting system shall be mounted in a vertical fashion and shall not protrude horizontally from the building. The mast and or mounting system may be affixed to the chimney or other areas of the building that is capable to accommodating the device. Horizontally mounted devices must not exceed 12 inches from the mounted surface. The mounted device shall not interfere with or cause an unacceptable interruption in sightline to another owner(s). All devices must be mounted in a fashion to be as inconspicuous as possible.

General Unit Dimensions and Specifications:

1. Vertical Mast height 6 ft. or less
2. Horizontal mount from building 12” or less
3. Protrusion above roof line or chimney top 18” or less
4. Device shall not make or cause noise. This shall include wind whistling through device.
5. The device may communicate to remote devices by either cable or a radio link.

Association maintenance will provide instruction on providing weather compatible installation. The homeowner is responsible for any and all installation costs. Homeowner is also responsible for any and all repairs to the Common Area that may require repair and or replacement due to the device and or damage as a result of the device. The Association may require the device to be removed at any time in order to access and or repair Common Area. The sole cost and responsibility for the removal and remounting of the device will be that of the homeowner.

Only insured service personnel shall be permitted on Common Areas to install, remove, or service the device.

Upon sale or transfer of the unit the device must be removed from the building, unless the buyer agrees, in writing prior to closing, to keeping the unit attached and to any restrictions in this policy or that applied to the seller. If the device is removed, any and all common elements impacted by the device mounting system must be returned to as they were prior to the device being mounted. This shall include but not limited to holes, painting, trim or shingle repair/replacement.

The Board of Directors at their sole discretion upon review of the plans may or may not allow the device to be installed. It is also understood that because this device is being installed on Common Area the Board may require a license agreement to be executed between the Association and the homeowner.

11/8/16