

APPENDIX D

RULES AND REGULATIONS GOVERNING THE INSTALLATION OF SATELLITE DISHES AND ANTENNA ON PICKAWILLANY CONDO ASSOCIATION PROPERTY

August 17, 2002
Revised September 26, 2007

According to FCC regulations, owners have the right to install satellite dishes in their limited common area. However, the Association has the right to set design and placement standards in accordance with FCC regulations and city building codes that must be followed by all residents.

1. Notification must be made to the Architectural Review Committee prior to installation of the dish by use of the **Notice to Install** form.
2. The Association limits the size of the satellite dish and antenna to no more than 24-25" in diameter.
3. Satellite dishes and antennae may only be installed on limited common area (balconies, enclosed patios, patio or decks), side of chimney, or the inside face of wing walls. Satellite dishes are NOT allowed on roofs except for the gable end of the roof. Satellite dishes or antennae are NOT allowed on any other common area, inclusive of top of fences and balconies in limited common area. The installation of the satellite dish or antenna can not cause any destruction of limited or common area, i.e. concrete walkways, asphalt, driveways, gardens, etc.

Usual and customary construction techniques are to be used for the installation of wiring. When any wood is penetrated, the penetrations must be sealed in a water tight and fire resistant manner. Wiring cannot be glued to the exterior of the unit.

4. The Association requires reasonable camouflage such as painting the installation a color to match the surroundings (unless the owner can prove the painting will interfere with reception), landscaping and/or screens, or rock camouflage.
5. The Board may remove or relocate any dish that does not meet the above requirements at the owner's expense or request that the owner relocate the dish.
6. Any satellite dish installed prior to September 26, 2007 is exempted from the rule #3.
7. All aspects of the installation and the maintenance of any satellite dish installed in accordance with the provisions of this rule shall be the responsibility of the unit owner or future unit owner that installed the dish. By installing a dish, the owner shall be deemed to agree that the Association shall have the right to require the dish be temporarily moved or removed to allow for the performance of maintenance or repairs. The owner agrees that he, she or they shall be fully responsible to insure, repair and maintain the dish. The owner agrees that he, she or they shall indemnify and hold the Association and all its trustees, managers, officers, and agents harmless with respect to any and all claim for personal injury or property damaged caused by the presence, a function or failure of any satellite dish installed pursuant to this rule.

*Prior to this revision, the Association allowed as exception only roof installation on the roof for reception. This was changed to conform to recent FCC rulings and to protect the exterior of the buildings.

