

ISSUED: September 2005

PURPOSE: To define Co-owners rights in the installation of a TV Over-The-Air-Reception-Device (OTARD)

POLICY: Pursuant to the Condominium Bylaws, Article VI, Section 3, no Co-owner shall make alterations or structural modifications to his/her unit, or in any of the common elements, limited or general, including the erection of antennas and aerials, without approval of the Board.

Notwithstanding the provisions of the bylaws noted above, a direct broadcast satellite dish, not exceeding eighteen inches in diameter may be installed only under the following conditions (Requirements and Procedures).

REQUIREMENTS

The rules governing approval by the Board will not impair reception of an acceptable quality signal, unreasonably delay approval, nor unreasonably increase the costs of installation and maintenance of the antenna.

1. If an acceptable quality signal allows, such a dish may be installed, with written permission, on any ground-level deck or patio area, no more than 3 feet off the deck floor or patio surface. If attached to deck railing, the bottom of the antenna can be no more than one inch above the horizontal rail. The antenna may not be attached to, nor supported by, siding nor trim.
2. If placement of the antenna under Requirement 1 can not result in an acceptable quality signal, the Buildings & Grounds Committee shall select a location and method of attachment of the antenna in the general commons area. Any other position is unacceptable. The co-owner may appeal the Committee's decision to the full Board of Directors.
3. The antenna must be removed immediately when the co-owner no longer subscribes to the satellite service or before the condominium unit is sold to a new co-owner.
4. The Association reserves the right to refuse access by any company which does not comply with this ARR, to both limited and general commons areas.

PROCEDURES

1. At least two weeks prior to the requested installation date, the co-owner must make a written request to the Management Agent detailing the make and model specifications, location for the installation, and any other issues relating to the appearance factors noted above.
2. The Management Agent will review the request with the Chairperson of the Buildings and Grounds Committee and if the request is in accordance with this ARR, immediately notify the co-owner, in writing, to proceed with the installation.
3. The Buildings and Grounds Committee will report the action taken to the Board of Directors as a matter of record.