

## VILLAGE GREEN OWNERS' ASSOCIATION

Excerpt from Draft of Design Review Manual of Architectural and Landscape Guidelines

January 19, 2005

### **SATELLITE DISHES/ANTENNA**

No television antenna, satellite dish, or any type of communication-receiving device may be placed on roofs or in any common area.

1. Equipment may only be installed in common areas reserved for the exclusive use of the attached unit: patios and balconies. ***No equipment may be installed on common property, including exterior walls and roofs of buildings, even if an acceptable quality signal cannot be received from an exclusive use area.***

2. All installations shall be completed so they do not materially damage the common elements or individual units, or void any warranties of the Association or other Owners, or in any way impair the integrity of the building. There shall be no penetrations of the exterior of the building.

3. Antennas and dishes must be secured so that they do not jeopardize the soundness or safety of any structure or any person at or near the equipment, including damage from wind velocity.

4. Installations must comply with all applicable codes, take aesthetic considerations into account, and minimize impact to the exterior and structure of the owner's unit.

5. Satellite dishes may be no more than one meter in diameter (approximately 39 1/2 inches).

6. All equipment is to be positioned in such a way that the top is no higher than the top of the patio wall or the balcony wall.

7. Exterior wiring shall be installed so as to be minimally visible, and must match the building exterior color as closely as possible.

8. To prevent electrical and fire damage, antennas and dishes shall be permanently grounded.

9. Any installer other than the Owner shall provide the Association with an insurance certificate listing the Association as a named insured prior to the installation. Insurance shall meet the following minimum limits.

- a. Contractor's General Liability (including completed operations): \$1,000,000.
- b. Worker's Compensation: Statutory Limits.

The purpose of this regulation is to ensure that antennas and dishes are installed in a manner that complies with building and safety codes and manufacturer's instructions. Improper installation could cause damage to structures, posing a potential safety hazard to Association residents and personnel.

10. Any Owner desiring to install an antenna must notify the Manager in writing. If the installation is routine, conforming to all of the above regulations, the installation may begin immediately. If the installation is other than routine for any reason, the Owner and the Manager must establish a mutually convenient time to meet and discuss installation methods. In any event, the installation of equipment must meet the regulations outlined in this guideline.

11. Equipment not installed in accordance with these regulations must be removed. The Owner will be subjected to a fine for each whole or partial month that illegally installed or non-conforming equipment remains in violation of these regulations.

12. Owners shall not permit their antennas or dishes to fall into disrepair or to become a safety hazard. Owners shall be responsible for equipment maintenance, repair, and replacement, and the correction of any safety hazard.

13. Owners who install or maintain antennas or dishes are responsible for all associated costs, including but not limited to costs to:

- a. Place or replace, repair, maintain, and move or remove equipment;
- b. Repair damage to any property caused by equipment installation, maintenance or use;
- c. Pay medical expenses incurred by persons injured by equipment installation, maintenance, or use;
- d. Reimburse residents or the Association for damage caused by equipment installation, maintenance, or use;
- e. Restore installation sites to their original condition.

14. If maintenance requires the temporary removal of antenna or dish, the Manager shall provide Owner with 10 days written notice. Owner shall be responsible for removing and relocating antenna or dish before maintenance begins and replacing afterwards. If it is not removed in the required time, then the Association may do so, at the Owner's expense. The Association is not liable for any damage to equipment caused by Association removal.

15. Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration of this location.