

Lake Village II Condominium Association

GUIDELINES FOR SATELLITE DISH INSTALLATION

Some co-owners wish to have satellite access for their television reception. The Federal Communication Commission (FCC) has ruled that co-owners in a condominium cannot be prevented from having a satellite dish on their exclusive use area. Since the General Common areas are usually needed for other functions, and since the buildings themselves are part of the General Common Elements and are not covered by the FCC ruling, Lake Village II has established the following requirements for placement of satellite dishes.

1. Satellite dishes may not be installed on the roof of the building. No penetration of the roof membrane is permitted. Dishes may not be installed on the soffits or gutters. Dishes may not be attached to the brick or siding of the building.
2. Written approval of the Association is required before a dish is located in the common areas. The request must include the specific location of the placement, size of the dish, and any information about screening, color, masts, etc.
3. Dishes that are installed can be up to 24" in diameter and must be placed in the most inconspicuous place possible while still receiving an acceptable signal.
4. The dish must be a neutral color that best matches the siding color. Dishes and masts must be screened by landscaping.
5. The co-owner is responsible for removing the dish when necessary to allow the Association clear access to the area for maintenance purposes.
6. The co-owner will be responsible for removing the dish and restoring the area to its original condition when the unit is sold, unless the new owner accepts the responsibility for continued maintenance of the dish.
7. No more than one satellite dish per unit shall be installed.
8. Satellite dishes must be located according to the following preferences. A co-owner may only proceed down the list after documenting that no signal was obtainable on the first location:
 - A. In the garden area adjacent to the entrance for the unit. Dishes must be installed at ground level. If a mast is needed, the top of the dish may not be above the bottom of the first floor windows.
 - B. For carriage units:
 1. Sitting on the floor of the balcony, not attached and not visible above the railing.
 2. In the garden area adjacent to the unit in accordance with 8-A.