

# Country Place Condominiums

## Satellite Dish Policy & Specifications

If a Co-owner wishes to erect a satellite dish, the following requirements will apply:

- These specifications are published and available on the Association webpage or at the Association office.
- Any modifications must be submitted for approval prior to work beginning.
- Final inspection by the Association is required after completion of any modification.
- Dish antenna is allowed only on a limited common element. Suggested height be at or below the patio fence or the dish be screened from view.
- A dish antenna cannot be placed on the general common grounds or attached to the roof, building or patio fence without advance written approval of the Association.
- Requested to create new penetrations through the building for wiring must be submitted to the Association before work begins.

### Satellite Dish Installation Policy

Whereas, the Board of Directors of Country Place Condominium Association is empowered to govern the affairs of the Association, and

Whereas it may be necessary for the Board of Directors to clarify certain Rules and Regulations to enable fair and equitable application of Association rules (and remedies).

Therefore, be it resolved that the Board of Directors shall establish this policy, with the listed procedure, dealing with the installation of satellite dishes within the community:

The Federal Communications Commission has ruled that these devices may be permitted with reasonable regulations of the Condominium Association, consistent with the FCC ruling.

Recent FCC rulings allow that non-owner occupants and tenants are entitled to the same considerations as would be allowed to the unit owner. As specified in the Bylaws ([Article VI – Section 2](#)), Association rules compliance (and any action initiated as a result of violation of such rules) falls on the unit owner, non-owners are encouraged to consult with the unit owner and have their approval before considering such installation.

Installation specifications are available on the Association web page or at the Association office. Association policy permits a satellite dish to be installed within your limited common element patio area.

Neither the dish nor any related component part may be mounted or attached to any part of the building or the fence.

If a position to obtain an adequate signal cannot be found in the patio area or if the unit submitting the request modification has no enclosed patio area, refer to Section 2 below for a possible alternate location. All other conditions apply to all satellite dish installations.

Failure to comply with these limitations will constitute a violation of the Association restrictions. Please refer to the Association Rules and Regulations for the violation policy. The Bylaws further allow that if a Co-Owner fails to maintain and/or repair said modification or improvement to the satisfaction of the Association, the Association may undertake to maintain and/or repair same and assess the Co-Owner the costs thereof (**Bylaws – Article VI – Section 3**).

### **Section 1 – Installation within a limited common element patio area**

- A modification request must be submitted with the dish installation location indicated, along with a dish company contact, prior to work beginning.
- The dish is to be mounted on a pole and the dish may not be more than one meter (39.37 inches) in diameter. The top of the dish may not be any higher than necessary to receive adequate signal and at such a height that if it toppled over it would not land or extend beyond your limited common elements patio area.
- Only one service feed cable is permitted to enter the unit. The service feed may not enter the unit more than eighteen (18) inches above grade.
  - Except for the service feed cable, no wiring or feeds shall be attached to or visible on the exterior of the building. Distribution of signal cables throughout the unit must be done from within.
  - Requests to create new penetration into the building service feed wiring must be submitted to the Association before work begins.
- All service feed cables from the dish to the unit foundation must be buried. Association Rules and Regulations allow for a maximum period of thirty (30) days for cable burial. If this cannot be done (weather, for example) a follow-up plan must be submitted to the Association management specifying an expected completion date. It is your responsibility to notify the Association management when the work is completed.

### **Section 2 – Installation on specific general common element areas**

- A modification request must be submitted with the dish installation location indicated, along with a dish company contact, prior to work beginning. A screening plan (see below) must also be indicated on the modification request.
- A dish antenna may not be placed on the general common element area or attached to the roof, building or patio fence without the advance written approval of the Association.
- The Association has allowed the general common element area adjacent to the requesting unit owners' foundation or patio fencing (if present) and extending three (3) feet to be used for planting. This general common element area will also be considered for dish placement as well.

- This placement option requires prior approval of the Association before installation begins and required that the satellite dish mounting pole be installed at the minimum height to allow adequate signal strength (maximum pole height allowed is four (4) feet) and be screened.
- One option is to plant an evergreen bush or an evergreen shrub that hides the satellite mounting pole. A second option is to screen the satellite mounting pole with a WHITE lattice enclosure. A third option is to use a combination of a white lattice enclosure and an evergreen bush or shrub. Additional seasonal plantings are also allowable around the screening.
- Examples are provided in the modification request information package. Such screening must be completed within thirty (30) days or a follow-up plan must be submitted to the Association management specifying an expected completion date. It is your responsibility to notify the Association management when the work is completed.

### **Process**

- Contact the satellite contractor of your choice. Ask the provider to identify the specific location for the dish that will be necessary to receive satisfactory reception. (Note: The recommended placement is within the limited common element patio area!)
- Submit a modification request with your plans to install a satellite dish. Indicate on the request the determined placement location. Provide additional information as required to satisfy these policy requirements.
- The Architecture & Grounds (A&G) Committee, along with management, will review the request for compliance with Association policy and approve or reject the request in an expedient manner.
- Once your request is approved, make arrangements for installation.
  - It is recommended that you wait for an approval notice before you finalize your commitment to the dish service provider/contractor.
- Please have a copy of our guidelines, available from the office and attached to the original modification request information package, for the installer.

**IMPORTANT:** Dish installers must provide liability insurance and, as contract service providers, must register with Association management whenever they are on site.