

Standard For Satellite Antennas .TV Dish

The intent in publishing a standard for the installation of TV Dish Antennas is to ensure that antennas are installed in a manner that does not damage the external structure of the building, integrity of the roof or value and appearance of the property.

Owners have the right to install TV Dish antennas at their residence according to the Telecommunications Act of 1996. That same act provides that Homeowners Associations may place reasonable restrictions on the installation, use and maintenance of TV Dish antennas. Your association is charged with the responsibility for maintaining the exterior of your residence, the roof and for approving or disapproving any changes to the exterior that affects the value and appearance of the community.

Antennas of any kind shall NOT be attached to the roof or siding of any building and may not be installed without first obtaining approval of the Architectural Control Committee. The purpose of this standard is (1) to avoid puncturing the roof membrane or the vinyl siding on any building and (2) to hide unsightly antennas and cabling to the maximum extent possible, (consistent with the TCA of 1996).

1. Dish antennas shall be fastened onto a building only on the fascia boards directly underneath the major roofline. For example, a preferred antenna location on many Lake Heron residences can be found ten feet down from the peak of the upper roof towards the rear of the Villa. (Refer to the Figure titled "TV DISH ANTENNA PLACEMENT"). Mounting the antenna so that it points over the roof deck can hide the antenna from passers-by but still give line-of-sight to the satellite.

2. Antenna shall NOT be fastened on the shingled roof and shall be mounted to the fascia with lag screws.

3. Antenna shall NOT be mounted to the vinyl siding of a building.

4. Antenna shall NOT be mounted on the front elevation of the residence. The front of a residence is the side the driveway is on. Refer to the Figure titled "TV DISH ANTENNA PLACEMENT".

Alternative mountings for antennas are also possible on end units with ACC approval.

5. The cable run from the antenna to the INSIDE of the building shall not be exposed to view for a length exceeding ten feet (10'). Cable shall NOT be run across any portion of a roof's shingled surface. The installer shall make every attempt to hide all cable from view in a workmanlike manner.

6. Permission to mount an antenna shall NOT be given unless the homeowner first consults with the Architectural Control Committee and gets approval. The technician installing the antenna must then be informed by the homeowner exactly where the antenna is to be mounted, based on prior determination made by the Architectural Control Committee, and shall conform to the diagram given to the homeowner.

NOTE: This standard is intended to serve as a guide to the homeowner, but does not limit the Architectural Control Committee in carrying out its responsibilities.

2/16/04

TV DISH ANTENNA PLACEMENT

Rear of Villa

