

Spring Forest Condominium Homeowners' Association, Inc.

Rules Regarding Satellite Dishes

1. Definitions:

A. Permitted Satellite Dish – A permitted satellite dish is (i) An antenna that is used to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, and is one meter or less in diameter, or (ii) an antenna that is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, or to receive or transmit fixed wireless signals other than via satellite, and is one meter or less in diameter or diagonal measurement; or (iii) an antenna that is used to receive television broadcast signals.

B. Restricted Satellite Dish – A restricted satellite dish is any dish, antenna, or mast that is not a permitted satellite dish.

2. A permitted satellite dish may be installed without prior approval of the Association but is subject to the following conditions and requirements:

A. A permitted satellite dish may only be installed within the unit or within certain limited common elements of the unit that are within the exclusive use and control of the unit owner. The limited common elements that are within the exclusive use and control of the unit owner are the decks, porches, balconies, or patios designed to serve a single unit. The limited common elements that are not within the exclusive use and control of the unit owner include entrance walks, entrance stairs and entrance doors.

B. A permitted satellite dish shall not be installed on any common element, which includes any roof, or any exterior wall except where the exterior wall is within a limited common element that is within the exclusive use and control of the unit owner as designated above.

C. A permitted satellite dish shall be securely mounted to ensure that it cannot become dislodged and endanger any person or property.

D. A permitted satellite dish installed within the limited common elements that are within the exclusive use and control of the unit owner as designated above shall not extend beyond the area within the unit's exclusive use and control. By way of example and without limitation, a permitted satellite dish shall not extend beyond the boundary of the decks, porches, balconies or patios designed to serve a single unit, and shall not extend from or hang out of any exterior window.

E. Installation of the permitted satellite dish shall not damage the condominium. By way of example and without limitation, installation of a permitted satellite dish shall not involve drilling of a hole or holes through any common element, or drilling of a hole or holes in any location where the hole might impair the structure's weatherproofing or where there is a risk of striking electrical or water lines, without the prior written approval of the Board of Directors.

F. Unit residents are liable for any injury or damage to property caused by the installation of any permitted satellite dish.

G. Due to safety concerns about radiofrequency (RF) exposure, any permitted satellite dish that has the capability to transmit signals shall be installed only by a competent professional contractor. Professional installation of other permitted satellite dishes is highly recommended to maximize the effectiveness of the dish and to minimize the risk of damage to persons and property.

H. A unit resident that installs a permitted satellite dish shall notify the Association's property manager of the installation, type of dish, and location of installation. This notice shall be in writing, is not required to be given prior to the installation, but shall be given within 30 days of installation.

I. The Association reserves the right to inspect any satellite dish, disc, or antenna, whether it is a permitted satellite dish or a restricted satellite dish, to ensure compliance with these rules.

3. No restricted satellite dish shall be installed anywhere on the condominium property without the prior written approval of the Board of Directors, with the exception of a restricted satellite dish that is located entirely within the unit boundaries.

If you have any questions concerning these rules, please call the management office at (252) 329-7368. Thank you for your cooperation