

APPENDIX C

STANDARDS FOR SATELLITE DISH/ANTENNA INSTALLATION AND MAINTENANCE

Because satellite dishes/antennas, depending upon their location and visibility, can impact the look and character of the community, ultimately impacting residence values; and because one of the primary charges of the Windsor Park Homeowner's Association is to take appropriate steps to maximize their home values, the Board has approved the following standards for satellite dish installation and maintenance. These standards apply to any direct broadcast satellite dish or wireless cable antenna and any component of or addition to such an antenna including poles, mass, rackets, cables, and wiring. Only dishes/antennas that are permitted under the Federal Communications Commission's (FCC) Telecommunications Act of 1996 and regulations promulgated by the FCC as a result of this act may be installed. Dishes over one (1) meter in diameter are prohibited.

The Board is aware that many installers, because of a lack of time or proper equipment, will place antennas or satellite dishes in the most convenient location for the installation company and not take time to consider what is best for the owner or Association. The Board requires that the homeowner direct installers to determine the most unobtrusive location that will receive adequate reception and which adheres to the Association's standards. The homeowner is responsible for choosing a location which provides the best signal with the least amount of visibility. If homeowners have a question about the proper location of a satellite dish, a Property Management Coordinator should be contacted for guidance before the satellite dish/antenna is installed.

The Board requests satellite dishes/antennas be placed where reception is acceptable on the owner's main roof in a position that is not visible from the street (e.g. at the rear of the home) and where it is not intrusive on any neighbor's view. If it is necessary to place a satellite dish on a deck for best reception, the dish shall be located next to the house or low inside the deck railings. Dishes/antennas may not be installed on the ground of any lot or any portion of the common grounds. Exceptions to these requested locations will be permitted only when the homeowner can prove in writing from the satellite company or other qualified professional, that the signal reception is unacceptable in these suggested locations. Installations must be in accordance with all applicable building, fire, electrical, and related codes and with the manufacturer's installations specifications. Installers must show proof of one (1) million dollars general liability insurance and worker's compensation coverage.

There shall be a minimum of exposed wires/cables on the exterior of the home, and all wiring/cables shall be buried to a minimum of three (3) inches where they contact any ground service including mulch beds. All wiring/cable shall be tidy, secure, and unobtrusive.

Dishes/antennas must be removed prior to the sale of your home. Title will not be cleared until this is done. When a dish/antenna is removed, the owner shall promptly restore the surrounding area to its original condition. Any damage or alteration to the existing unit (including siding, trim, and roofing) resulting from the installation or removal of the dish/antenna is the sole responsibility of the homeowner to repair.

Pursuant to the Declarations, the homeowner is liable to the Association for any maintenance or repair costs incurred by the Association resulting from the willful or negligent acts or omissions by the

homeowner or his/her agent associated with the installation, removal, or repair of any antenna/satellite dish installed on the homeowner's property.

Homeowner's have seventy-two (72) hours to remove or repair a dish if it becomes detached from its installation base. The Association may remove the dish at the owner's expense at any time if the detachment threatens the safety of persons or property.