



## INFO DOCUMENT A – SATELLITE DISH POLICY

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### 1 – SATELLITE DISH POLICY

#### 1 – GENERAL

1. The Federal Communications Commission (FCC) adopted rule, 47 CFR 1.400 (FCC Rule), is intended to supersede Condominium Rules and covenants concerning the installation, maintenance and use of direct broadcast satellite, television broadcast, multipoint distribution service antennas and customer end fixed wireless communications antennas.
2. The Board of Directors of The Lakes at Polaris Condominium Association believes it is necessary for the benefit and enjoyment of the Condominium Unit Owners to adopt Regulations governing reasonable installation, maintenance and use of exterior antennas consistent with FCC Rules.
3. Any dish approved for installation must meet all FCC requirements, as well as all applicable building codes, and local, state, and federal laws.
4. Condominium Unit Owners installing satellite dishes without prior written authorization from the Association's Management Company may be asked by the Board to remove the installation within fifteen (15) days. Any dish not removed by the Unit Owner within the fifteen (15) day period is subject to removal by the Association at the Unit Owner's expense
5. Any Condominium Unit Owner installing a satellite dish, as well as agents and installers, agree to hold the Association harmless for damages of any kind related to the dish and its installation, under any circumstances.

#### 2 – LOCATION AND INSTALLATION

1. If a Unit does not have a clear path to a usable signal the Unit is prohibited from installing a dish. Nor can it be installed on any other Unit's CE or on any building or structure in the complex.
2. In the case where a clear signal is not available, a request for an optional installation location may be presented to the Board of Directors, at their next regularly scheduled meeting to assess the impact on the community. The request needs to be submitted to the Association's Management Company with drawings of the installation and its impact on the community.
3. If a dish is installed on any building structure it will be removed immediately at the Unit Owner's expense. All repair costs to the building structure will be assessed to the Unit.
4. Occupants must ensure that their installation complies with all building codes and manufacturer's instructions to the extent that federal laws and regulations do not supersede such codes and instructions.



5. Occupants must permanently ground and properly affix all wiring to minimize the possibility of any safety hazards.
6. No penetration or attachment of wire to the exterior wall of any Unit shall be permitted in connection with satellite dishes without first obtaining a written variance for the Board of Directors. All exterior wires and cables leading from the dish to the Unit must be concealed or camouflaged behind gutters, downspouts, railings or behind vinyl siding. A flat cable wire is to be used to connect the dish and television.
7. The cable from the dish to the nearest point of entry to the Unit must be buried six (6) inches (15 cm) underground.



*Satellite Dish - Ground Mounted*