

Springbrooke Condominium Owners' Association

SATELLITE DISH INSTALLATION POLICY

Per FCC regulations, Owners are permitted to install satellite dishes for TV reception. The Association must be notified beforehand that you intend to install a dish. The Springbrooke Condominium Association Improvement Application form must be completed and submitted to Towne Properties. It is recommended that you consult with your vendor prior to the actual installation to determine the optimal positioning of the dish, so as to conform to the Association's policy. The following Springbrooke regulations govern satellite dish installation:

1. Satellite dishes may be installed in limited common areas only. Limited common areas are defined as ones that generally pertain to your unit and are reserved for your exclusive use—for example, your patio. Satellite dishes may not be installed on common elements unless approved by the Board of Directors. Common elements include building roofs and walls. Therefore, Board approval is needed if the unit must be mounted on a roof in order to obtain proper reception, and/or cable is to be run through a wall into your unit.
2. Owners are responsible for the purchase, installation, and maintenance of satellite dishes, mountings, brackets, boxes, wiring, and cables. The work must be done by a professional installer in accordance with FCC regulations.
3. The satellite dish must be no larger than 18 inches in diameter, and must be gray in color. It should not be visible from the front of your unit.
4. Owners are responsible for any damage that may be done to a common area during, and/or due to installation of the satellite dish. Your satellite dish should be covered by your homeowner's insurance policy.
5. Towne Properties must be notified in advance of the date and time of installation of your satellite dish. It will be inspected to insure that it is in compliance with the Associations satellite dish policy.
6. If a unit is subsequently sold, the Owner is responsible for having the dish removed, following the same policy as for its installation. Any common area touched by the installation must be restored to its original condition at the Owner's expense, using the Association's approved roofing/siding vendor.