

Cherry Grove Condominium Association Board Policy Statement

Satellite Dishes and Television Antennas

To better clarify the installation and placing of satellite dishes and antennas within the community, the Board of Directors has developed the following policy under the authority of the Condominium Documents Bylaw Article XII, Section 4 (j).

BOARD APPROVAL OR PERMISSION IS NOT REQUIRED

Board approval or permission is not required to install the following antenna devices within a limited common element appurtenant to a co-owners unit, excluding entrance porches, walkways and driveways, which is for their exclusive use as specified in the Condominium Documents, Exhibits "A" and "B" of the Master Deed:

- 1) An antenna designed to receive direct broadcast satellite service, provided that the antenna is one meter or less in diameter,
- 2) An antenna that is designed to receive video programming services via multi-point distribution services, provided that the antenna is one meter or less in diameter or diagonal measurement,
- 3) An antenna that is designed to receive television broadcast signals, provided that the antenna is one meter or less in diameter.

Installation not in compliance with the above will result in a violation notice, possible fines and/or removal at co-owner expense. Installation, including all wire routing, shall be performed by a professional installer and any damage caused to the common elements as a result of the installation shall be the responsibility of the co-owner.

THE FOLLOWING REQUIRES BOARD APPROVAL

Board approval is required to install antenna (or over-the-air reception) devices within (1) the limited common elements if such antennas **exceed one meter in diameter in size** OR (2) within the general common elements without regard to their size.

The following conditions must be followed **prior to installation**:

- 1) Co-owners shall submit a Modification Request form which shall include: Description of the device to be installed, Description of the proposed mounting method, descriptions of the wiring and installation method, proposed location of the antenna, and name of the company installing the device.
- 2) Installation, including all wire routing, shall be performed by a professional installer and any damage caused to the common elements as a result of the installation shall be the responsibility of the co-owner.
- 3) Requests for modification approval will be reviewed at the next regular meeting of the Board of Directors and must be submitted at least 10 days prior to the next meeting to be considered. No antennae shall be installed unless and until the request has been approved.

Policy approved by the Board: January 16, 2007
Policy mailed to co-owners: January 31, 2007
Policy effective: Immediately