

Policy #22: Satellite Dishes, Cable TV and/or Antennas

- Under a Federal Communications Commission (FCC) order, you as an owner/resident have a right to install a transmitting or receiving satellite or antenna on the town home premises, subject to FCC limitations. The Homeowners Association (HOA) is allowed to impose reasonable restrictions relating to said installation. You are required to comply with these restrictions as a condition of installing such equipment. Please contact the Site Manager if you have any questions.
- It is the intention of the Board of Directors, through the ACC, to comply with the guidelines established by FCC and work with the homeowner and/or resident to that end. Placement preferences to be established by ACC under the requirements of the FCC do not apply to areas under the owner/resident's exclusive use and control (i.e. the patio).
- **Placement Preferences:**
 - Town home patio area.
 - Town homes outside wooden wall with the equipment being no higher than 6 feet above the highest roof peak on a building's end wall.
 - Dishes/antennas should not be placed on the front of the building unless there is no other way to receive a signal. It is recommended to mount the equipment to the fascia board directly below the roofline.
- **The following applies to both satellite dishes and/or antennas:**
 - No equipment may be mounted on any roof, brick wall, lawn or chimney of any town home or in any common area. **NOTE: FCC rules allow the HOA to prohibit satellite dishes and antennas from being mounted in these locations.**
 - A mounted dish shall be no more than one meter (39.37") in diameter.
 - The entrance for the wire/cable connecting a dish or antenna mounted on an outside wooden wall shall be no more than six (6) feet below the dish.
 - Vertical runs of wire/cable are only allowed next to the edge of the wall's vertical trim.
 - Horizontal or lateral runs must only be next to the roof trim line.
 - Wire/cable must be secured properly to the wall no more than every three (3) feet.
- **Cables and Cable TV:**

The local cable company usually requires a letter of approval from the HOA to install new cable lines. In order to obtain a letter, contact the on-site office at least three (3) business days in advance.

All cables **must** be secured to the building and run as discretely as possible along the trim and siding. **NO** cables may run across the roof. Upon the installation of any new cables, if they are no longer being used, all old cables **shall** be removed by the installer.