

All changes to any property require approval by the Architectural Control Committee. The Association is granted authority to control any changes to property by Article Two of the *Declaration of Covenants, Conditions, Restrictions and Easements for Springmont*. The Declaration applies every property in Rivergate, Springmont, Greenfield Estates and Oak Creek Forest. The ACC is the final authority on approvals and may base its decision on any grounds, including purely aesthetic. (Article Two, Section 1(d))

Notification

Before installing a satellite dish or wireless cable antenna system ("Antenna"), Owners are requested to notify the Association of their intent. Owners are encouraged to work with the Architectural Control Committee of the Association to determine a suitable location for the Antenna. That location should be selected to avoid safety hazards and should be unobtrusive.

Antenna Type and Size

For the purposes of these Guidelines, the term "Antenna" includes any direct broadcast system (DBS) satellite dish or wireless cable antenna system (MDS or MMDS) and any component of or addition to such antenna, including, without limitation, poles, masts, brackets, cables, or wiring.

These Guidelines apply to DBS, MDS and MMDS antennas that are one (1) meter or less in diameter or diagonal measurement. Larger antennas are not permitted without the prior approval of the Board of Directors.

Installation

In most cases the installer has several choices of location for your Antenna. As an owner and a subscriber it is you have the right to determine the final placement of the Antenna. To avoid conflicts with these guidelines do not allow a location that is simply easy for the installer. You should encourage the placement of your Antenna to meet these Guidelines.

1. The Antenna may be installed on the back side rooftop so that it is not visible from the passing street. Consider the back side of the chimney or the back corner of the house.
2. The Antenna may be placed in the rear of the home on the ground and be camouflaged (using acceptable screening, i.e., shrubbery or landscaping, etc.) to the greatest extent feasible so that no portion of the Antenna is visible from the passing street.
3. Antenna installation in the front of the house is not acceptable if it can be placed in the rear yard or back rooftop and still receive a good signal.
4. For your safety, the Antenna should not be placed in the proximity of a power line and should be properly grounded.

The Association understands that the requirement to be unobtrusive shall not unreasonably delay the antenna's installation, unreasonably increase the cost of its installation, maintenance or use, or prevent the Owner from obtaining an acceptable quality signal.

Variations

A variance that allows the Antenna to be installed in a location visible to the street may be based on a written letter from the installer to the Association certifying that other locations cannot produce acceptable signal reception. The Association reserves the right to have an independent professional evaluation of placement.

Correction of Violations

Installation of an Antenna is a change to the property and requires prior approval. Should the installation be unacceptable to the Association, the owner may be required to move the Antenna to another location at the owner's expense. Enforcement of this policy will be in accordance with Article Two of the Declaration of Covenants and may result in additional charges to the owner.