

# Villas West Architectural Specification

## Specifications for Installing Satellite Dishes

Specification No: VWAS 06

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Board Approval Date:	05-14-2013
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**General:** An Architectural Alteration Application, Form No. AAA, requesting the installation of satellite dishes must be submitted to the Architectural Committee for review prior to installation. The Architectural Committee will submit its recommendation to the Board of Directors for final approval.

In accordance with Federal Regulations relating to satellite dishes and within the authority granted to the Board of Directors by Article VIII, Section 8.1-E of the Association's By-laws, the Board of Directors of Villas West hereby adopts a Policy and Specification for satellite dishes. This Policy and Specification applies to satellite dish antennas that are 1 meter in diameter (39.37").

### Policy:

#### ***Front patio or rear porch ( preferred installation)***

A satellite dish and stand may be placed on the floor of the front patio providing it does not protrude above or outside the patio wall. If placed on the rear porch slab, it must not protrude outside the porch slab area and it cannot be mounted to exterior villa walls, shed walls, or shed roofs.

The Association requires that an Architectural Alteration Application , Form No. AAA, be submitted to the Villas Office so that the maintenance supervisor or designate can be scheduled to oversee the installation ensuring quality workmanship from the installer on the owner's behalf.

#### ***Roof-mounted on a portable platform (alternate installation)***

The Association will allow a satellite dish to be placed on the common villa roof above the owners' unit, at owners' expense, with prior written approval from the Board of Directors. The dish must be mounted on a portable platform provided by the installer. Management must approve the installer's platform.

A dish shall not be mounted to any other object or fixture on the roof other than a portable mounting platform, which shall be secured to the roof by concrete blocks. A rubber pad shall be placed between the platform and the roof. If the installer cannot provide the blocks or rubber pad, the association will provide them at the owners' expense.

Regardless of what platform is used, or where located, the work must be scheduled during normal working hours. The maintenance supervisor must supervise the installation and he/she will determine coaxial cable color, whether it is to be routed over the parapet wall or through it and where. (The "Durolast" or Custom Seal membrane on new roofs will not be pierced.) Additionally, the maintenance supervisor will determine if conduit is required to route the coaxial cable along the exterior villa walls.

The owner must agree to notify the management office of all pending satellite dish adjustments so that the maintenance supervisor can supervise the activity. The work must be scheduled during normal working hours.

**NO UNAUTHORIZED PERSON SHALL GO ON THE ROOF AT ANY TIME.**

**Specifics:**

1. No adhesive, bolts, screws, nails, etc. may be used to anchor placement.
2. The coaxial cable from the dish to the TV shall enter the villa through a hole drilled in the rear wall, or the end wall if an end unit, so that entry is no more than two inches above the level of the villa floor and sealed inside and outside with plastic sealing plugs and color matching caulk.
3. The exterior coaxial cable must be attached to post, villa wall, etc. with straps or clamps and must be brown or white to match villa construction. Conduit may be required from roof mounted installations and must be painted to match the background wall.
4. The existing TV antenna and cable that runs from the roof to a TV jack inside the villa is common property and shall not be altered or removed.
5. No other antenna or dish may be mounted on the roof without prior approval from the Board of Directors.
6. Should the owner of a satellite dish installation move or sell the villa, the owner hereby agrees to leave the installation intact except for the satellite dish and platform. The installation wiring becomes the property of the Association.

I have read, understand, and will comply with the above stipulations.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Architectural Chairperson                      Date

\_\_\_\_\_  
Association President                                      Date