

THE ENCLAVE IN FLAGSTAFF

ANTENNAE POLICY

Revised and adopted 09-05-2014

Antennae. Antennas one meter or less in diameter or diagonal measurement which are designed for over-the-air reception of signals from direct broadcast satellites ("DBS"), multi-channel multi-point distribution (wireless cable) providers ("MMDS") or television broadcast stations ("TVBS"), together with their associated hardware and mast, if applicable (an "Antenna System") and which are placed, installed or kept on a lot must comply with the following restrictions, unless the particular restriction would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS (a "Provider"):

- Homeowners must supply a copy of this policy to the antenna installer.
- The antenna may not be installed on the front of any unit visible from Camelot Drive or roof of any building; it must be installed on the rear, end or side of the structure.
- Under no circumstance may any mounting hardware i.e. nails, screws, bolts or any other fastening device be used that penetrates the roof.
- If an Antenna System cannot be placed on a lot in such a manner as not to be visible from Camelot Drive without impairing the user's ability to receive signals from a Provider, an Antenna System must be screened by landscaping or some other means so that it is not visible from any other lot, the Association common area or any street, unless screening would impair the user's ability to receive signals from a Provider, in which case an Antenna System must be screened by landscaping or some other means to reduce to the greatest extent possible its visibility from other lots, the Association common area or any street without impairing the user's ability to receive signals from a Provider;
- If no other location is available without impairing the user's ability to receive signals from a Provider and an Antenna System must be mounted on a residence or other structure and is visible from any other lot, the Association common area or any street, the Antenna System must be painted a color that will blend into the background against which the Antenna System is mounted;
- Antenna Systems designed to receive video program services from MMDS or TVBS which require masts to receive an acceptable signal must be mounted on masts which do not exceed twelve feet (12') in height above the roofline, provided that no mast shall be higher than the height necessary to establish a line of sight contact with the transmitter. A restriction contained in this rule shall be deemed to impair a user's ability to receive a signal from a Provider if compliance with the rule would unreasonably delay or prevent installation, maintenance or use of an Antenna System, unreasonably increase the cost of the installation, maintenance or use of an Antenna System or preclude reception of an acceptable quality signal. No dish which exceeds one meter in diameter or diagonal measurement, or any television or radio antenna or any mast which exceeds twelve feet (12') in height above the roofline may be placed, installed constructed or kept on any Lot without the prior written approval of the Architectural Committee. Any damage to the roof and/or the exterior of the Dwelling Unit resulting from the installation of an antenna and any damages caused to the interior of the Dwelling Unit resulting from such installation shall be the sole responsibility of the Owner of the Dwelling Unit and his successors-in-interest. Any Owner that installs an antenna on the roof or exterior of their Dwelling Unit and his successors-in-interest shall be responsible (i) for the maintenance of the antenna, (ii) for any additional maintenance costs incurred by the Association due to the installation thereof, including, without limitation, the additional costs associated with the Association's performance of its maintenance obligations under Section 9.2 of this Declaration and (iii) upon written notice from the Association, for removing and reinstalling the antenna as required to allow the Association to perform its maintenance obligations.
- It is the responsibility of property owners to insure that tenants, if applicable, adhere to this policy.