

**CRYSTAL WATERS CONDOMINIUM ASSOCIATION
GUIDELINES FOR APPROVAL OF SATELLITE DISHES
AND OVER THE AIR ANTENNAS**

(Approved on March 8, 2018)

(Revised on October 16, 2023)

The association's board of directors is responsible for maintaining compliance with the association's organizational documents (Master Deed, Bylaws, and Rules and Regulations) when requests for approval are made. The purpose of this document is to set forth specific guidelines, and questions to be considered, for the board's use when a request for approval of the installation of a satellite dish or antenna is received.

APPLICABLE TO: These guidelines pertain exclusively to the condominium building out-door mounting of these type antennas and dishes which are intended for receiving signals from DISH, DIRECT-TV (AT&T) Satellite and Over-the-Air (OTA) TV broadcast signals.

PROCESS: Prior to installation, the unit owner shall submit an approval request to the board. Once a written request for approval is received, the board will acknowledge receipt of the request in writing (via email) and send the homeowner this document which outlines the requirements, restrictions, and/or questions to be answered.

The homeowner must respond with his/her assurance that all of the below-listed requirements and/or restrictions will be met, and questions, if any, are to be answered. If not provided with the initial approval request, a picture or drawing of the proposed dish/antenna showing its specific location must be included.

APPROVAL/DENIAL: Final approval or denial resides with the HOA Board's understanding of the information provided by the homeowner. Approval or denial, whichever the case may be, will be done in writing (by email) or USPS as deemed appropriate.

REQUIREMENTS AND RESTRICTIONS

The following requirements and restrictions must be met for the installation of a satellite dish or antenna:

1. **Visibility** – Antenna (dish) should be mounted so that it is not visible from a car driving by on the street.
2. **Mounting Location** – Antenna (dish) may be mounted either on the side wall (brick or soffit) of the building or deck, or the roof at the back of the unit or deck. From a structural viewpoint, building side wall or deck post are suggested as being preferred.
3. **Owner Responsibility** – Any damage to the building or interior contents (water leaks) caused at the time of installation or subsequent to installation shall be the responsibility of the resident/owner. Fence must be ornamental in nature, black in color, made of powder coated aluminum and must include a gate.

References:

Rules and Regulations Number 14. Receivers/Transmitters