

SATELLITE DISH/ANTENNA INSTALLATION POLICY

In 1996, the Federal Communications Commission (FCC) adopted the Over-the-Air Reception Devices (OTARD) Rule 47 C.F.R Section 1.4000 which prohibits restrictions that impair the installation, maintenance or use of antennas used to receive video programming. The rule applies to video antennas including direct-to-home satellite dishes that are less than one meter (39.37" or 3.25') in diameter, TV antennas and wireless cable antennas. The rule prohibits most restrictions that unreasonably delay or prevent installation, maintenance or use, unreasonably increase the cost of installation, maintenance or use or preclude reception of an acceptable quality signal.

The rule applies to individuals who place antennas that meet size limitations on property that they own or rent and that is within their exclusive use or control, including condominium owners and tenants who have an area where they have exclusive use, such as a deck, deck railings or patio in which to install the antenna.

In accordance with the guidelines imposed by the FCC Rule 47, the Sundown Condominium Association has instituted the set of Rules and Regulations listed below that owners are required to follow for the installation of a Satellite Dish/Antenna on their deck, deck railings or patio.

1. Satellite Dish/Antenna must be smaller than one meter or approximately 3.25' in diameter.
2. Satellite Dish/Antenna must not be installed in a manner that would damage any exterior common area on the building, exterior walls, roofs, etc.
3. Satellite Dish/Antenna may not be installed on any walkways or attached to any trees or placed in any other common areas.
4. Satellite Dish/Antenna must be installed in a safe and secure manner with proper attachment to the deck, deck railings or patio.
5. Failure to adhere to the satellite dish/antenna installation guidelines established herein may result in a mandatory removal of the improperly installed satellite dish/antenna.
6. Should the installation of a satellite dish/antenna result in any damage to the common area, such as the exterior building wall or roof, the cost to repair such damage shall be charged to the unit which has the exclusive use rights to the damaged common area.
7. Any installation questions or concerns should be directed to the Sundown Condominium Association.

For additional information and details regarding FCC Rule 47 C.F.R. Section 1.4000, you may wish to visit the website at <http://www.fcc.gov/mb/facts/otard.html>.