

TOWN CRIER CONDOMINIUM ASSOCIATION

41 South Street ~ Easthampton, MA 01027

Satellite Dish Standards and Regulations

Revised March 2016

These standards regarding satellite dishes are subject to change without notice depending on conditions at Town Crier Condominiums.

These standards are designed to promote uniformity throughout the condominiums and to give any unit owner who is interested in installing a dish the opportunity to do so as required by law. If any unit owner decides to install a dish they assume any and all responsibility for any leaks or other damage caused by its installation or removal. This responsibility is also transferred to the new owner should the unit be sold and is the sole responsibility of the unit owner to inform any prospective buyer of this condition.

The unit owner acknowledges sole responsibility for the satellite dish and any and all costs associated with it. This may include (but is not limited to) the costs of uninstallation and reinstallation when the building's roof is replaced or if other required maintenance or building improvement is performed. The unit owner will also be responsible for any costs incurred should the Association have to repair any damage caused by the dish installation or reinstallation.

The Board reserves the right to remove any part of an installation which is not in accordance with the following standards:

1. All dishes from units 1 - 68 are to be mounted on the backside of your roof, directly over your unit. The dish should be centered between the top and bottom, and from side to side.
2. It is the responsibility of the unit owner to make sure the roof is sealed at the mounting point of the dish and the siding is sealed at the entry of the wires to prevent any leaks.
3. Dishes should not be mounted on the common or other vent pipes.
4. Under no circumstances should the wires be run down inside the vent pipes.
5. No wires shall be run in the gutters or downspouts to enter the side of the building.
6. It is the unit owners' responsibility to show these standards to the dish provider and installer.
7. Unit owners must obtain permission, in writing, from the Board prior to the installation of a dish.
8. If an existing satellite dish on the building can be used to provide service to another unit owner, every reasonable effort should be made by the dish provider/installer to use that satellite dish instead of installing an additional dish.

Disclaimer

Under no circumstances does Town Crier or any of its officers or its agent agree to be responsible for any damages or repairs caused from the installation or operation of a dish, nor does it make any claims as to the reception due to natural occurrences which may affect future conditions.

527 CMR: BOARD OF FIRE PREVENTION REGULATIONS

17.04: continued

This Code, shall mean 527 CMR, unless otherwise particularly indicated.

(c) Section 31.2 is modified to read as follows:

31.2 Permits. Permits, issued by the head of the fire department shall be required for the storage of materials as provided in Table 31.2.

Table 31.2 Permit Requirements

Wood Products	Permits Required
Mulch produced or stored outside	Storage in Excess of 300 yards ³

(d) Section 31.2 is modified by adding the following:

31.2.1 Permit Requirements: Permits required by 527 CMR 17.00 shall be subject to the provisions of 527 CMR 1.04(1) through (8). A copy of a certified statement signed by the owner or facility manager indicating compliance with 527 CMR 17.00 shall be included with the permit application.

(e) Section 31.3.1.1 is modified by adding (6) as follows:

6. Forest products used as mulch.

(f) Section 31.3.2.1.4 is modified to read as follows:

31.3.2.1.4 Where the storage of materials regulated by 527 CMR 17.00 are permitted to accumulate in a quantity or location that may constitute an undue public safety hazard, adequate fencing of not less than six feet in height with an approved locked gate located as necessary to allow the entry of fire department apparatus shall be provided. The fencing shall encompass the material or property.

Modify 31.3.3.3.4 by adding at the end of the sentence the words: or as otherwise approved by the AHJ.

Modify 31.3.3.4.1.1 by adding at the end of the sentence the words: or as otherwise approved by the AHJ.

Modify 31.3.3.4.2.1 by adding at the end of the sentence the words: or as otherwise approved by the AHJ.

(g) ~~Section 31.3.6.4 is modified by adding the following:~~

31.3.6.4.4 Property-line clearance of not less than 25ft at the base of the pile shall be provided.

17.05: Fire Safety Considerations Relating to the Use of Mulch

On or after September 1, 2012, mulch shall not be newly applied within 18" of any combustible portion of any building [See Figure 17.05]. Exception:

1. Any building, regardless of the existence of fire separations, containing six (6) dwelling units or less.