

# ICC Assn EXTERIOR MODIFICATIONS to Units: V

## Satellite Dish Installation Policy

Initiated in January 1997; Revised in December 2006

Recognizing the desire of some owners to modify their units, for reasons which may include benefits to health, and/or increasing the comfort and value of their unit and their community as typically conveyed by such modifications, and accommodating this desire within the context of the community's design standards, the Indian Creek Condominium Association has revised this policy for installation of **Satellite Dishes**. Please use these guidelines when you seek approval from the Board for installation.

1. In 1997, two exterior locations for satellite dish installation were approved by the Board of Directors. They are:
  - a) On the walls of end units between the chimney box and the third (i.e. ground floor) bedroom; or
  - b) On either side of the glass patio sliders leading to the rear deck of any unit, interior or end.
2. In addition, the Board subsequently approved
  - a) Locations on the chimney box of a unit, as long as the dish [receiver] is NOT visible from the front of the building.
3. All wiring from the dish [receiver] to the decoder shall enter the unit on the second floor, in a manner consistent with industry best practices and as unobtrusively as possible, following building eaves and corners.
4. Unit owner agrees to accept all responsibility associated with satellite dish installation, including maintenance, replacement and repair. This responsibility shall pass to ALL future owners as well.
5. Unit owner must submit to the Board a drawing that is in keeping with the above considerations along with Proof of Insurance from a professional installer in order to receive approval for the proposed installation.

### FOR ALL UNITS regarding SATELLITE DISH INSTALLATIONS:

Please note that while a condominium/homeowner association can not prohibit dishes, it can prohibit dishes being attached to community property. The guidelines above describe and allow the preferred installation on rooftops, and side and rear walls of units only. In some cases signals may not be well-received from these designated locations, and the Board is open to exploring alternative locations with homeowners.

Please note that approval of the Board of Directors is required **BEFORE** any exterior modifications may begin and that approval will be based on documentation submitted to the Board that is in keeping with the spirit and intentions of the above considerations.

*This policy is written in consideration of the By-Laws, Article IX, 2.D, which indicates "No structural alteration, construction, addition or demolition of any townhouse or the common areas shall be commenced or conducted, without the prior written approval of the Board of Directors."*