

TALL FIRS CONDOMINIUM ASSOCIATION

SATELLITE DISH POLICY

GENERAL

1. The Federal Communications Commission ("FCC") adopted rule, 47 CFR 1.400 ("FCC Rule"), is intended to supersede condominium associations rules and covenants concerning the installation, maintenance and use of direct broadcast satellite, television broadcast, multipoint distribution service antennas, and customer end fixed wireless communication antennas.
2. The Board of Directors of the Tall Firs Condominium Association (the Association) believes it is necessary for the benefit and enjoyment of the unit owners to adopt regulations governing installation, maintenance and use of exterior antennas consistent with the FCC Rule.
3. Any dish approved for installation must meet all FCC requirements as well as all applicable building codes, and local, state, and federal laws.
4. Unit owners installing satellite dishes without prior authorization may be asked by the Association to remove the installation within 15 days. Any dish not removed by unit owner within the 15-day period is subject to removal at unit owner's expense.
5. Any unit owner installing a dish, as well as agents and installers, agree to hold the Association harmless for damages of any kind related to the dish and its installation under any circumstances.
6. A qualified representative of the dish vendor must complete the dish installation.
7. Proof of owner's HO-6 Insurance Policy is required with enough coverage for the Master Policy deductible. Please attach copy of policy.

LOCATION AND INSTALLATION

1. Any townhouse or first floor condominium owner who can get a useable signal behind their unit may install an antenna. The antenna can be mounted on a pipe set in concrete or on a tripod with legs set in concrete. The height of the antenna shall not be more than 6 feet off the ground. All other units shall mount the antenna on the lowest point on the rear roof if adequate signal strength is receivable.
2. Residents must ensure that their installation complies with all applicable building codes and manufacturer's instructions to the extent that federal laws and regulations do not supersede such codes and instructions.
3. Residents must permanently ground and properly affix all wiring in order to minimize the possibility of all safety hazards.
4. No new penetration or attachment of wire to the exterior wall of any unit shall be permitted in connection with antennas without first obtaining a written variance from the Board of Directors. All exterior wires and cables leading from the antenna into the unit must be concealed or camouflaged

