

MEADOW CREEK CONDOMINIUMS

Statement of Policies as amended March 28, 2007

TV SATELLITE DISHES: Installation and Placement

Policy:

1. Installation Deposit: An owner, who would like to have a dish installed anywhere on the common elements or the limited common elements, must make a deposit of \$250 with the Association. The Association will return the deposit to the owner after the dish has been installed and the Association has inspected the installation, provided the installer follows the policy and the directives of the Association, and provided there is no damage.

2. Location: A dish must be located in the gable area of a building at the west, southwest or south end of the building.

EXCEPTION: If a unit has a chimney, the back of which faces west, southwest or south, the dish may be located on the back of the chimney. Exception: See #6 below.

3. Cabling: For a second-floor unit, the cable for the dish will be run through the attic to the unit. For a first-floor unit, the cable will be either:

- a. Run down the end wall of the building to the ground and then around the edge of the building to the unit, or
- b. Run through the attic, through the soffit using an appropriate grommet, and down the face of the building to the unit.

Note: No one other than management staff may enter an attic.

EXCEPTION: If a unit has a chimney, the back of which faces west, southwest or south, and the dish is mounted on the back of the chimney (see a. above), the cable will be run over the edge of the roof, down the exterior face of the building, and into the unit. If the unit is a first-floor unit, the cable may be run under ground before it is run into the unit.

4. Installation: All dishes must be installed by the Association or by an Association-approved contractor.

- a. If a dish is installed by an Association-approved contractor, the Association must approve the plan for installing the dish in advance of the installation.
- b. A unit owner must agree to pay all costs of installation before a dish is installed by the Association for the owner.
- c. No owner is allowed on a ladder or on a roof during the installation of a dish.

5. Existing cables: Any cable that is installed as part of the installation of the dish must remain in place or be removed at the option of the Association.

- a. If the cable enters a unit through the brick façade of the building, it must replace either the Comcast cable or the Association cable. **Neither of these cables may be cut. In replacing one of the existing cables, the cable must be disconnected from the wall jack in the interior of the unit, pulled through the outside wall of the building, coiled, and left fastened to the exterior of the building.**
- b. A third access point may not be added.

6. Patios: A resident may install a dish on their patio. However, if a resident installs a dish on their patio, the resident must use one of the existing cable access points to their unit (see #5a. above), and the dish must be

screened from view using plantings as required by the Association as part of the Association's approval of the installation plan (see #3 above).

7. Dish Covers: Owners with satellite dishes are allowed to have covers installed on the dishes as long as the covers are a neutral color with no markings on them

Violations:

1. Removal of Dishes: A dish installed in violation of Association policy may be removed without notice.

2. Failure to Follow Policy, and Damages: All or part of the \$250 deposit may be used to address issues if this Policy and/or the directives of the Association are not followed and/or damage is done in installing the dish.

3. Cutting of Existing Cables: A \$250 fine will be assessed against the unit owner if an existing cable to the unit is cut during the installation of the dish.