

Birch Knoll Condominium Association

Satellite Dishes

Adopted by the Board of Directors of the Birch Knoll Condominium Association on February 4, 2004.

The *Birch Knoll Condominium Association* has approved the following policy for unit owners installing satellite dishes.

The Satellite Dish policy complies with the Federal Communications Commissions' (FCC) Telecommunications Act of 1996 ruling regarding the installation of satellite dishes on or within any limited common elements, and the policy has been adopted in order to preserve the aesthetic appearance and architectural integrity of the units of the *Birch Knoll Condominiums*.

1. Satellite dishes must not be larger than 36 inches.
2. Satellite dishes must be installed in one of the two approved locations listed in the appendix to this policy. No satellite dishes may be attached to stairs, decks, deck divider between units, roof, or any other structure on the unit except in one of the two approved locations listed in the appendix.
3. All wiring of the satellite dish must be installed as is described in the appendix and not puncture the unit except as is described in the appendix.
4. The Board may require the unit owner to camouflage the dish via paint, or other means in order to disguise the dish from the exterior of the unit.
5. Any maintenance or repairs required to the unit, limited common elements or common elements arising from the satellite dish or its installation shall be the financial responsibility of the unit owner.
6. Upon removal of the satellite dish, the unit owner shall immediately contact the Property Manager of the *Birch Knoll Condominium Association* to coordinate repairs to the unit. Repairs are the financial responsibility of the unit owner and will be made in a manner that restores the unit to its condition prior to the installation.
7. A unit owner with a Board approved location policy variance must remove the satellite dish prior to the sale or vacation of the unit.

If a satellite dish will not receive a signal from one of the two approved locations listed in the appendix to the policy, the unit owner may submit a written request to the Birch Knoll Board of Directors to obtain an alternate installation location. Unit owners shall not install such dishes without receiving prior written approval from the board.

Appendix

Definitions

<u>Dish</u>	Satellite dish no larger than 36”.
<u>Eaves</u>	The lower edges of the roof which project beyond or overhang the outside wall.
<u>Rake</u>	The inclined edge of a sloped roof over the wall.
<u>Soffit</u>	The underside board of the eaves and rake (vent grills are found here, to draw air into the attic).
<u>Fascia</u>	The visible horizontal band of trim material below the edge of the roof.
<u>Fly Rafters</u>	The end rafters that form the outside edge of the roof's rake.

LOCATION – 1 Eaves and Soffit Mount

A satellite dish may be installed and attached under the eaves of the roof continuing out to the eaves ends along the structural roof members (fly rafters) at any location beginning from the ½ distance point on the side of the owners unit (defined as no further toward the street side than ½ distance of unit's length) extending to the back corner and along the unit back to the point where the units are internally divided.

Fly rafters extending out from the wall that create the roof eaves overhang will provide contact points for attachment. Attachment can be made throughout and penetrating the soffit and into the overhanging rafters, but should be sealed to prevent any ingress of water. The unit owner shall be responsible for any water ingress damage as a result of leakage at any penetration created by the installation of the dish.

LOCATION - 2 Eaves and Fascia Mount

A satellite dish may be installed and attached on the fascia board beginning from the ½ distance point on the side of the owners unit (defined as no further toward the street side than ½ distance of unit's length) extending to the back corner and along the unit back to the point where units are internally divided. Attachment can be made through the sheathing of the fascia, but should be sealed to prevent any ingress of water. The unit owner shall be responsible for any water ingress damage as a result of leakage at any penetration created by the installation of the dish.

WIRING

Wiring for the satellite dish shall be routed from the mounting site along the underside of the eaves and be attached to the soffit using wire clips so as not to penetrate the soffit. The wiring will proceed along the soffit to the vertical intersection of the siding back corner. The wiring should then be attached to the corner siding cover using wire clips so as not to penetrate the siding. Wall penetrations may be made anywhere along the length of the corner siding section no greater than 6-inches measured perpendicular from the unit corner.