

# **CROFTON CHASE HOMEOWNERS ASSOCIATION, INC.**

Managing Agent:

**PROCOM**

Professional Community Management, Inc.

2139 Espey Court, Suite 6

Crofton, Maryland 21114-2446

301-261-3475

410-721-0592

Fax 301-261-0559

TO: CROFTON CHASE HOMEOWNERS ASSOCIATION, INC.  
UNIT OWNERS AND OCCUPANTS

FROM: CROFTON CHASE HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS

DATE: September 1, 1998

SUBJECT: SATELLITE DISH PLACEMENT POLICY RESOLUTION #7

The enclosed Policy Resolution #7 (Satellite Dish Placement Policy) was approved by the Crofton Chase Homeowners Association, Inc. Board of Directors at their duly convened Board Meeting held on August 24, 1998, to become effective October 1, 1998.

If you should have any questions regarding this issue, please feel free to contact our managing agent, Ackermann Management Services, for clarification. Enforcement of the resolution will begin on October 1, 1998.

*Thank you!*

# **CROFTON CHASE**

## **SATELLITE DISH PLACEMENT POLICY**

### **Policy Resolution #7**

1. This policy applies only to satellite dishes that are one meter or less in diameter. With respect to all other satellite dishes and all outside television aerials and radio antennas, Article V, Section 2, paragraph (n) of the Declaration of Covenants, Conditions and Restrictions, Crofton Chase subdivision remain in full force and effect.
2. No satellite dish or antenna of any size or kind may be placed or installed on Association common areas.
3. Satellite dish installation on individual lots or units is limited as follows:
  - a. No satellite dish in excess of one meter in diameter shall be allowed on any building, unit or lot.
  - b. No satellite dish or antenna designed for two way transmission, including but not limited to citizen band or ham radio, shall be allowed on any building, unit or lot.
4. Each lot is limited to no more than one (1) satellite dish.
5. The following locations are the accepted locations and installation sites for satellite dishes that are one meter or less in diameter (listed in decreasing order of preference):
  - a. Inside the unit attic;
  - b. On the rear deck or in the back yard below the fence line and fully within the Lot lines;
  - c. On the rear roof of the dwelling below the roof line; or
  - d. On the rear roof of the dwelling above the roof line only to the extent necessary to receive an acceptable quality signal.
6. If placement of a satellite dish on the accepted locations as enumerated in Paragraph 5 precludes an acceptable quality of reception, then the Homeowner shall notify the Association in writing, through its Board of Directors, of such concern.
  - a. The notification must include the appropriate documentation, preferably from a qualified technician or company, regarding preclusion of reception and designate, in preference order, other sites on the unit or lot upon which the homeowner wishes to locate and install the satellite dish.
  - b. The Board, or the Architectural Review Committee ("ARC") will notify the homeowner of the approval or disapproval of their request. The Board's goal is to expedite review of the request and notify the homeowner within forty five (45) calendar days after receipt.
  - c. In the event the Board or the ARC fail to approve or disapprove such a request within forty five (45) days after notification has been received, approval will not be required and this Policy will

be deemed to have been fully complied with.

7. The Board reserves the right, at Association expense, to have a qualified company assess the requirements (i.e., size and location) necessary to obtain an acceptable quality of reception for any newly or previously installed satellite dish.
8. Installed satellite dishes should be reasonably screened from view from any other lot or Common Area and should be camouflaged or painted in a fashion that will not interfere with reception and such that it blends into the background against which it is mounted.
9. Exterior satellite dish wiring shall be installed so as to be minimally visible.
10. All satellite dishes permitted under this resolution shall be installed in accordance with all applicable safety codes and regulations and in such a manner that the device does not present a safety hazard for any resident or other person, or private or Association property.
11. Homeowners shall not permit their satellite dish to fall into disrepair or to become a safety hazard. Homeowners shall be responsible for satellite dish maintenance, and the correction of any safety hazard.

If satellite dishes become detached, owners shall remove or repair such detachment within seventy two (72) hours of the detachment. If the detachment threatens safety, the Association may remove the satellite dish at the expense of the homeowner.

Homeowners shall be responsible for satellite dish repainting or replacement if the exterior surface of the satellite dish deteriorates.

12. Upon removal of the satellite dish, the homeowner must restore the installation location to its original condition.
13. Satellite dishes previously installed must comply with the conditions and terms outlined in this Policy Resolution by no later than six months from the effective date of this Policy.

**EFFECTIVE DATE:** This resolution shall become effective on October 1, 1998.

BOARD MEMBER	SIGNATURE	APPROVED	DISAPPROVED	ABSTAIN
Rosemary Welch, President	<i>Rosemary C. Welch</i>	✓		
Richard Coffin, Vice President	<i>Richard Coffin</i>	✓		
Shirley Herrmann, Secretary	<i>Shirley A. Herrmann</i>	✓		
Sandra Ingle, Treasurer	<i>Sandra Ingle</i>	✓		
Enar Sanders, Director at Large	<i>Enar H. Sanders</i>	✓		