

**Orchard Lane Terrace H.O.A.
Architectural Committee
June 24, 1999**

The Federal Communications Commission (FCC) has recently ruled in favor of homeowner association (HOA) members to, at their own expense, place and maintain satellite television receiver dishes on top of the homeowner's condominium unit. In addition to this, the FCC has ruled the need for board approval prior to beginning installation would constitute an unreasonable delay to the homeowner. This ruling applies only if the receiver is one meter (approximately 39") less in diameter.

The FCC also allows HOA boards to place some reasonable restrictions on homeowners in regard to camouflaging, mounting of the receiver, and cable(s) associated with the installation of the receiver dish. In keeping with the FCC rulings, HOA concerns, and the desires of the homeowners, the following guidelines are adopted and set forth:

- ***The receiver dish must be one meter (39") or less in diameter.***
- ***The receiver will be purchased and maintained by the homeowner for his/her exclusive use.***
- ***The placement and mounting shall be on the concerned homeowners condominium unit only.***
- ***The cable from/to the receiver unit must be hidden from sight as much as, is possible by using eaves, back sides of facia, and as directly into the owner's residence as possible. Any holes cut through the outside walls to accommodate the installation must be sealed as to not allow rain to penetrate the structure.***
- ***Any damages to the common areas (roof, facia, eaves, or any part of the condominium which is maintained by the HOA) that is caused by the installation and maintenance of the unit is the liability of the homeowner.***

• ***The dish, cables, and mounting devices shall be painted to color match the surroundings to camouflage them as best possible in order to maintain the integrity of the color of the condominium complex (i.e., cables mounted behind***