

THE STRAND HOMEOWNER'S ASSOCIATION
SATELLITE DISH GUIDELINES
Revised February 2013

These guidelines apply to all satellite dish installations within The Strand Homeowner's Association. A variance request must be submitted to Crofton Associates. Information required includes:

- Exact location & means of properly mounting the dish. Provide sketches. Contractor to confirm reception for selected location prior to submitting request.
- If contractor is other than a commercial contractor, you must provide:
 - Contractor, address, telephone number & contact person
 - Contractor to provide a certificate of Insurance for General Liability (\$1,000,000) and Worker's Compensation (statutory limits) with The Strand Homeowner's Association and Crofton Associates, Inc. as the named insured.
- Color & dimension of the satellite dish installation. Painting of the dish (to match the structure) may be required if it will not degrade the signal.
 - o If the dish is to be installed in the rear patio area, every attempt should be made to confine the installation to the confines of the privacy fence, and not to exceed the height of the privacy fences.
 - o All requests will be reviewed by the Board of Directors
 - o The cable leading to the inside of the unit to connect the dish shall be internal to the building and shall not be run externally on the side of a building.
 - o The color of the dish shall be as unobtrusive as possible and in as close color harmony with the building as possible
 - o All external locations for the installation of the satellite dish shall be properly grounded as determined by the installer.
 - o Any damage to the structure or common areas caused by the installation of the dish shall be promptly repaired at the owner's expense.
 - o Lightning strike damage to the dish and associated mounting shall be the responsibility of the homeowner.
 - o All satellite dish repairs, roof, siding or chimney leaks/problems or any other problem associated with or caused by the satellite dish or its mounting shall be the responsibility of the homeowner.
 - o If installed on property maintained by the Association, and any maintenance requires temporary removal of the dish, the owner will be responsible for the removal and reinstallation of the dish. If the owner does not remove the dish, the Association may do so at the owner's expense. The Association is not liable for any damage to the dish caused by the removal.
 - o Any installation shall comply with all city and state regulations & codes.
 - o Any permanent removal of a dish installation requires restoration of the location to its original condition by the homeowner.

The Strand Homeowner's Association, its contractors, assigns, agents, servants and employees assume no liability for the installation and/or maintenance of said satellite dish, and the Homeowner shall indemnify The Strand Homeowner's Association, its contractors, assigns, agents, servants, and/or employees harmless thereon.

Preferred satellite dish locations

A preferred exterior location is one that is the least visible to others, and least disturbing to the building profile, given the circumstances. This needs to be determined on a unit-by-unit basis by the owner and The Strand HOA, working together. Options typically include deck, roof and chimney enclosure. A site survey by a qualified professional, to select possible locations is the responsibility of the owner and at the owner's cost.