

Woodhill Condominium Homeowners Association
Satellite Dish Guidelines
August, 2016

These guidelines apply to all satellite dish installations within Woodhill Condominium Homeowners Association. These guidelines are established in accordance with FCC regulations and are subject to change without notice.

- A variance request must be submitted to the Management office. Information required includes:
 - Exact location & means of properly mounting the dish. Provide sketches. Contractor to confirm reception for selected location prior to submitting request.
 - Contractor: address, telephone number & contact person.
 - Contractor to provide a certificate of insurance for General Liability (\$1,000,000) and Workers Compensation (Statutory Limits) with Woodhill Condominium Homeowners Association 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. Preferred specs: 18+ diameter dish and black in color.
- All requests will be reviewed by Management.
- 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.
- The color of the dish shall be as unobtrusive as possible and in as close color harmony with the building as possible.
- All external locations for the installation of the satellite dish shall be properly grounded as determined by the installer.
- Any damage to the structure or common areas caused by the installation of the dish shall be promptly repaired at the owner's expense.
- Lightning strike damage to the dish and associated mounting shall be the responsibility of the homeowner.
- All satellite dish repairs, roof, siding or chimney leaks/problems or any other problem associated with or caused by the installation satellite dish or its associated mounting shall be the responsibility of the homeowner. Contractor must provide a certificate of insurance with Woodhill Condominium Homeowners Association as the named insured.
- 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.
- Any installation shall comply with all city and state regulations & codes.
- Any permanent removal of a dish installation requires restoration of the location to its original condition by the homeowner.

Approved Satellite Dish Locations

1. The preferred location is inside the homeowner's unit. Line of sight as through a window. If the installer determines that this location is possible, the Association will not permit exterior installations.
2. If Location 1 is not possible, as determined by the installer, the next approved location is on the side of the building mounted on a pole.
3. If location 1 & 2 are not suitable, the next approved installation is on the roof, preferably rear sections, not facing the street. Mountings to the roof require penetration of the roofing material. Any penetration shall be properly sealed. Any leaks, roof, interior or structural damage resulting from the installation is the owner's responsibility. A mast may be required for mounting, which cannot exceed 10 feet.

Prohibited Satellite Dish Locations

1. No satellite dish shall be mounted to the siding, soffit or trim of an individual unit.
2. No satellite dish will be allowed in the lawns or shrub bed areas.
3. No satellite dish will be permitted in any common area.