

BEACON HILLS HOMEOWNERS ASSOCIATION SATELLITE DISH VARIANCE SPECIFICATIONS

These guidelines apply to all satellite dish installations within Beacon Hills Homeowners Association:

- A variance request must be submitted to Crofton Perdue Associates. Information required includes:
 - Exact location & means of properly mounting the dish. Contractor to confirm reception for selected location prior to submitting request.
 - Contractor: address, telephone number, and contact person.
 - Dimension of the satellite. The dish must be less than 2 foot in diameter.
- 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 the building. The cable must be hid from view as much as possible.
- 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 must 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 homeowner'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 of the satellite dish or its associated mounting shall be the responsibility of the homeowner. Make sure that the contractor provides a certificate of insurance with you named as the insured and "Beacon Hills HOA" as the additional insured.
- If installed on property maintained by the Association, and any maintenance requiring 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 town, city and state regulations and codes.
- Any permanent removal of a dish installation requires restoration of the location to its original condition by the owner.

APPROVED SATELLITE DISH LOCATIONS

- The preferred location is on the chimney chase towards the rear of the unit. If this is not possible, then:
 - On the deck, below the railing.
 - On the roof on the back of the home, a minimum of three feet up from the roof's edge.

Mounting to the roof requires 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.

PROHIBITED SATELLITE DISH LOCATIONS

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