

## **APPENDIX D**

### **WEBSTER KNOLLS HOMEOWNERS ASSOCIATION SATELLITE DISH VARIANCE SPECIFICATIONS**

- A Variance Request must be submitted to Crofton Perdue Associates prior to installation, including sketch and description of exact location & means of properly mounting the dish. Contractor is to confirm reception for selected location prior to submitting the request. (A variance request can be found at the Crofton Perdue website: [www.Croftoninc.com](http://www.Croftoninc.com))
- The satellite dish must be professionally installed by a professional satellite dish installer and/or company. The utility stake-out must be provided by the contractor prior to installation.
- Any installation shall comply with all city and state regulations & codes.
- No satellite dish shall be mounted to the siding, roof, soffit or trim of an individual unit or on the common area.
- The Homeowner shall install a satellite dish, the size of which shall not exceed 18" in either the Homeowner's deeded 12 feet at the rear of the unit or in the front shrub bed at a location designated by the Board, its agents, and/or assigns.
- If installed in the unit's front shrub bed, the bed must be professionally landscaped to accommodate the installation of the satellite dish. Plantings must be of sufficient size, variety, and density to obscure the view of the dish during all four seasons.
- All plantings shall be pre-approved by the Board of Directors via the variance procedure.
- The Homeowner shall be responsible for the care and maintenance of the aforementioned landscaping. Dead shrubs or plantings shall be replaced by the Homeowner at his or her expense.
- The color of the dish shall be as unobtrusive as possible and in as close color harmony with the building as possible.
- 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 Webster Knolls Homeowners 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 Webster Knolls Homeowners Association, its contractors, assigns, agents, servants, and/or employees harmless thereon.
- Contractor to provide address, telephone number, contact person, certificate of insurance for General Liability (\$1,000,000) & Workers' Compensation (statutory limits) with Webster Knolls Homeowners Association as the named insured and Crofton Perdue Associates as additional insured.
- All external locations for the installation of the satellite dish shall be properly grounded as determined by the installer. (May not be grounded to outside spigot.)
- 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 of the satellite dish or its associated mounting shall be the responsibility of the homeowner.
- 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 re-installation of the dish. If the owner does not remove the dish, the Association may do so at the owner's expense. The Association shall not be liable for any damage to the dish caused by the removal.
- In the event that this installation conflicts with future installation procedures, methods, or locations adopted by the Webster Knolls Homeowners Association, the Homeowner agrees to modify the installation to conform with the Webster Knolls Homeowners Association decision, all at the Homeowner's expense.
- Any permanent removal of a dish installation requires restoration of the location to its original condition by the homeowner.
- Temporary approval is subject to final inspection by the Board of Directors.