

**COLONIAL HEIGHTS HOMEOWNERS ASSOCIATION
SATELLITE DISH VARIANCE SPECIFICATIONS**

1. A Variance Request must be submitted to Crofton 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.
2. The satellite dish must be installed by a professional satellite dish installer and/or company. The utility stake-out must be provided by the contractor prior to installation.
3. Any installation shall comply with all city and state regulations & codes.
4. Every attempt shall be made to install the satellite dish at the rear of the unit, preferably on the deck. In order of priority, the dish may be mounted: (1) to the rear deck, (2) in the rear on a pole located as close to the townhouse as feasible, (3) on the vertical siding in the rear, (4) on the roof at the rear of the townhouse. The dish may not be elevated on a pole attached to the roof.
5. The size of the satellite dish shall not exceed 20 inches.
6. The color of the dish shall be as unobtrusive as possible and in as close color harmony with the building as possible.
7. 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.
8. The Colonial Heights 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 Colonial Heights Homeowners Association, its contractors, assigns, agents, servants, and/or employees harmless thereon.
9. Contractor to provide address, telephone number, contact person, certificate of insurance for General Liability (\$1,000,000) & Workers' Compensation (statutory limits) with Colonial Heights Homeowners Association as the named insured, and Crofton Associates as additional insured.
10. 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.)
11. Any damage to the structure or common areas caused by the installation of the dish shall be promptly repaired at the owner's expense.
12. Lightning strike damage to the dish and associated mounting shall be the responsibility of the homeowner.
13. 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.
14. A satellite dish may not be installed on common property owned by the Association.
15. In the event that this installation conflicts with future installation procedures, methods, or locations adopted by the Colonial Heights Homeowners Association, the Homeowner agrees to modify the installation to conform with the Colonial Heights Homeowners Association decision, all at the Homeowner's expense.
16. Any permanent removal of a dish installation requires restoration of the location to its original condition by the homeowner, and at the homeowner's expense.
17. The homeowner must remove the satellite dish when the townhouse is sold. An exception to this is when the buyers state in writing (a new Variance Request) that they request the satellite dish. Otherwise, the selling homeowner must restore the mounting location to its original condition at the homeowner's expense.
18. Temporary approval is subject to final inspection by the Board of Directors.
19. A "local" TV antenna may be attached to the satellite dish if it conforms to the shape of the dish, and does not appreciably increase the profile and size of the dish.

I hereby agree to abide by the terms and conditions of this addendum.

Signed

Date