

Pine Meadows HOA

September 12, 2017

Adopted rules for placement of a TV dish in/on a unit's exclusive use area;

Based upon the By-laws and Declarations which govern the Association, its Board of Directors (Board) has the right to adopt rules regarding the common area and the limited common area, unless, those rules conflict with State or Federal law. In keeping with the governing rules and laws, The Board of Directors, hereby adopts the following Rules regarding the installation of a satellite Dish (Dish) or Antenna within the Common and limited Common/exclusive use areas of Pine Meadows:

1. No Dish or Antenna shall be installed by any owner, tenant or guest in the Common Area or limited common/exclusive use area, without the express written approval of the Board.

2. The Board, hereby, approves the installation of one Dish or Antenna by a unit owner or tenant in the exclusive use area of the owner's unit:

A. "Exclusive Use Area" shall mean within the interior walls of the unit and on top of a unit's Deck or Balcony.

B. Any such Dish or Antenna must be installed within the Exclusive Use Area of the owner's unit. No part of a Dish or Antenna shall extend beyond the railing of the Unit's deck or the footprint of the patio. The installation cannot involve drilling holes through the exterior of a unit's walls.

C. Any such Dish or Antenna must be the smallest available at that time; and, in no event, shall it be greater than one meter (39.37 inches) in diameter.

D. Any such Dish or Antenna must be installed by a licensed and insured professional installer and in accordance with all safety codes.

E. Any such Dish or Antenna must be reasonably screened from the view of others and as unobtrusive as possible as long as it allows for acceptable signal quality and does not cause unreasonable cost or delay. All exposed cables or wire must be painted to conform to the surrounding paint color of the unit.

F. The unit owner shall be responsible for the cost of installation and shall be liable for the cost of repair for any damage to the exterior of the unit as a result of the installation or maintenance of such Dish or Antenna.

G. The unit owner may be required to temporarily move the Dish or Antenna during the maintenance or repair of the exterior of the unit. The owner of the unit shall be required to reimburse the Association for any cost it may incur if it becomes necessary for it to remove and reinstall the Dish or Antenna during such maintenance. The association reserves the right to refuse to maintain any Deck or patio where a Dish or Antenna is installed.

H. the Board reserves the right to amend this rule at any time.