

BROOKSHIRE HOMEOWNERS ASSOCIATION

NOTICE OF SATELLITE DISH INSTALLATION

Homeowner Name: _____ Date: _____

Address: _____ Riverdale Ct. # _____ Email: _____

Home Cell Phone: _____ Business Cell Phone: _____

Satellite Dish Agreement:

I, _____ (Homeowner Name), have read the Satellite Installation Policy for the Association and agree to install the device per the requirements in the policy. The device will be installed on _____ (Install Date). I understand that if the satellite dish device CANNOT be installed per the attached guidelines, I must submit an application for architectural approval PRIOR to installation detailing the proposed installation.

I understand that after installation, if the device is not in FULL and COMPLETE compliance, I am 100% monetarily responsible for making all necessary changes to the installation in order to bring the device into compliance. I am also aware that any damage resulting from the installation is my responsibility to repair.

I understand if I sell my home, I am responsible for the removal of the satellite dish device and must repair any and all damage to the area where the dish was installed, including all areas of wiring, etc.

Homeowner Signature

Date

Fax or Mail or Email to:

805 388-0856 fax

Anchor Community Management, Inc., P.O. Box 3237, Camarillo, CA 93011-3237

info@anchorcommunitymgt.com

Board of Directors Use Only

IN COMPLIANCE

NOT IN COMPLIANCE

Corrections Required:

Board Signature: _____ Date: _____

Brookshire Homeowners Association

ANTENNA AND SATELLITE DISH

These guidelines are not intended in any way to impair the installation, maintenance or use of Covered Antenna (as defined below). These guidelines are not a part of a pre-approval submittal process as described in Article 9 of the Declaration; however, the Board has the right to ensure that any Covered Antenna installed by Owners are installed in accordance with the following guidelines.

DEFINITIONS

“Antenna” - any device used for the transmission and receipt of video or audio services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution service (MDS), including antennas that have limited transmission capability which are designed to aid the user in selecting or using video programming. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.

“Covered Antenna” - an Antenna covered by the FCC’s Over-the-Air Reception Devices (OTARD) Rule.

ANTENNA SIZE AND TYPE

Owners may install the following Covered Antennas in accordance with these Architectural Guidelines, provided that such rules do not unreasonably delay Covered Antenna installation, maintenance, or use; unreasonably increase the cost of Covered Antenna installation, maintenance, or use; or preclude reception of acceptable quality signals from Covered Antennas.

1. Antennas designed to receive Direct Broadcast Satellite (DBS) service that are 39.4 inches (1 meter) or less in diameter.
2. Antennas designed to receive Multipoint Distribution Service (MDS) that are 39.4 inches (1 meter) or less in diameter.
3. Antennas designed to receive television broadcast signals, regardless of size.

If an Owner desires to install an antenna that is not a Covered Antenna, such installations shall require the approval of the Board in accordance with the procedures set forth in Article 9 of the Declaration.

LOCATION

1. Covered Antennas shall be installed solely on Exclusive Use Easement Area and shall not encroach upon, or overhang into, any Common Area, Association Property or any other Owner’s Residential Unit or Exclusive Use Easement Area.
2. Covered Antennas shall be located in a place shielded from view from other Residential Units, from streets, or from outside the Community to the maximum extent possible. If Covered Antennas can receive acceptable-quality signals from more than one location, then Covered Antennas must be located in the least visible preferred location.
3. If an installation cannot comply with the previous section because the installation would unreasonably delay, unreasonably increase the cost, or preclude reception of acceptable-quality signals, the Owner must ensure that the installation location is as close to a conforming location as possible. The Association may request an explanation of why the nonconforming location is necessary.

INSTALLATION AND REMOVAL

1. Covered Antennas shall be neither larger nor installed higher than is absolutely necessary for reception of an acceptable-quality signal.
2. Unless otherwise prohibited by law, Covered Antennas installed within the Exclusive Use Easement Area must be installed on a stand or tripod only and such stand or tripod may not puncture or penetrate the floor surface of the Exclusive Use Easement Area or the walls of the building surrounding the Exclusive Use Easement Area.
3. All installations shall be completed so that they do not materially damage any Association Property or Common Area or void any warranties of the Association or other Owners, or in any way impair the integrity of any building in the Community. Owners are liable for any personal injury or damage occurring to Association Property,

Common Area or other Owners' Exclusive Use Easement Area arising from installation, maintenance, or use of a Covered Antenna. Covered Antenna removal requires restoration of the installation location and any other affected locations, if any, to their original condition. Owners shall be responsible for all costs relating to restoration of these areas.

4. Any antenna installer shall comply with the requirements for contractors and subcontractors set forth in these Architectural Guidelines. The purpose of this regulation is to ensure that Covered Antennas are installed in a manner that complies with building and safety codes and manufacturer's instructions. Improper installation could cause damage to structures, posing a potential safety hazard to other Owners and personnel.
5. Installation on Exclusive Use Patios and Decks

The following devices shall be used whenever possible:

- a. Devices that permit the transmission of telecommunications signals through a glass pane without cutting or drilling a hole through the glass pane or other Common Area; and
 - b. Devices such as ribbon cable that permit the transmission of telecommunications signals into a Residential Unit through a window or door without penetrating the wall; and
 - c. Existing wiring for transmitting telecommunications signals and cable services signals.
6. Covered Antenna Camouflaging
 - a. Provided that paint will not degrade the signal, Covered Antennas shall be neutral in color or painted to match the color of the structure (wall, railing) near where they are installed.
 - b. Covered Antennas installed on the ground and visible from the street or other Owners' Residential Units must be camouflaged. A Covered Antenna preferably should be camouflaged by existing landscaping or screening. If existing landscaping will not adequately camouflage the Covered Antenna, then the Association may require additional camouflage. If the camouflaging will cause an unreasonable cost increase, then the Association has the option to pay for additional camouflaging.
 - c. Exterior Covered Antenna wiring shall be installed so as to be minimally visible and blend into the material to which it is attached.

SAFETY

Because the Association has a legitimate safety interest in preventing personal injury or property damage occurring due to improper or unsafe Covered Antenna installation, Owners must follow the listed safety guidelines:

1. Covered Antennas shall be installed and secured in a manner that complies with all applicable codes, safety ordinances, city and state laws and regulations, and manufacturer's instructions. If an Owner must obtain a permit in compliance with a valid safety law or ordinance, then the resident shall provide a copy of that permit to the Association before installation. The purpose of this rule is to ensure that Covered Antennas are installed safely and securely, and to minimize the possibility of detachment and resulting personal injury or property damage.
2. Unless the above-cited codes, safety ordinances, laws, and regulations require a greater separation, Covered Antennas shall not be placed within five (5) feet of electrical power lines (above-ground or buried) and in no event shall Covered Antennas be placed where they may come into contact with electrical power lines. The purpose of this requirement is to prevent injury or damage resulting from Covered Antenna contact with power lines.
3. Covered Antennas shall not obstruct access to or exit from any doorway or window of a Residential Unit, walkway, ingress or egress, electrical service equipment, water shut-off valves, or any other areas necessary for the safe operation of the Community. The purpose of this requirement is to ensure the safe ingress or egress of Owners and management personnel.
4. To prevent electrical and fire damage, Covered Antennas shall be permanently and effectively grounded.
5. To prevent detachment during a storm, Covered Antennas shall be installed to withstand wind speeds of 70 mph.