

Realty Management & Maintenance
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THE ENCLAVE CONDOMINIUMS
POLICY AS APPROVED BY
THE EXECUTIVE BOARD FOR
INSTALLATION OF SATELLITE DISCS

A ruling was made by the Federal Communications Commission on October 4, 1996. The purpose was to create a “public policy goal of making communications services available to all Americans, while simultaneously fighting to preserve the rights of homeowner associations to control location, means and method of antenna installations.” The rule was “designed to promote competition among video programming service providers, enhance consumer choice, and assure wide access to communications.”

To install a satellite disc at The Enclave owners must submit an Enclave Homeowners Association Architectural Change Request for approval prior to installation. This form should include the following information:

- a. The type of antenna to be installed
- b. The site of installation
- c. A description of the method and manner of installation, including all exterior cable routing.
- d. A statement regarding whether any architectural restrictions would be violated by installation. If so, why the antenna must be sited in this area/manner.

The following restrictions apply:

1. Size of Antenna

Satellite dishes which measure no more than 18” in diameter will be permitted to be installed in a reasonably inconspicuous position in the rear of the property, after first receiving Architecture Committee approval.

2. Location and Appearance of Antenna

- a. Antennas should be installed allowing the minimal visual intrusion possible. Where possible, if reception of an acceptable quality signal can be received, the antenna should be placed where it is not visible from the street. A homeowner may be asked to paint or screen an

antenna so that it blends into the background against which it is mounted.

- b. Antennas may not be installed on common areas.
- c. For safety reasons antennas must be installed away from overhanging trees and must be properly grounded.
- d. Homeowners wishing to install an antenna must comply with all upper Dublin Township ordinances.

For rejected installation requests, the owner may request a meeting with the executive Board to discuss possible installations which would conform to architectural controls.

Homeowners will, be responsible for any damages to the common area resulting from antenna installation.

The Enclave Condominium Association has the right to require homeowners to change the location of any installation in the future should advances in technology allow adequate reception in a location more acceptable to the Enclave Condominium Association. This may be done at any time and at the sole discretion of the Executive Board.