

LAKE FOREST DRIVE HOMEOWNERS ASSOCIATION SATELLITE DISH/ANTENNA POLICY

DEFINITIONS

Antenna - The term antenna includes:

- Satellite dish
- TVBS - an antenna designed to receive over-the-air television broadcasts
- MMDS - an antenna design to receive programming services via multi-channel, multi-point distribution services (wireless cable)
- DBS – An antenna designed to receive direct broadcast satellite service (e.g. DirectTV or DishTV)

Acceptable quality signal – does not mean the strongest possible signal. A signal strength of 80% is deemed acceptable.

INTENT

It is the intent of the Lake Forest Drive Homeowners Association to allow the use of satellite dish, MMDS and DBS antennas under one meter (39.4 inches) in diameter subject to installation guidelines detailed below. Such guidelines do not impose unreasonable expense or delay nor preclude reception of an acceptable quality signal. All antennas larger than one meter, except TVBS, are prohibited unless approved in advance by the Board of Directors/Architectural Committee. TVBS antennas are also subject to the guidelines below.

It is strongly recommended that an architectural review form be submitted for review prior to any installation. However, a homeowner may install an antenna before seeking Architectural Committee approval if the guidelines stated below are followed. If the homeowner has not established Architectural Committee approval prior to installation, and the Architectural Committee deems the installation violates the guidelines below, the homeowner may incur addition cost to relocate, screen, and/or conceal the antenna and/or wiring.

Safe installation is the responsibility of the homeowner and should follow any applicable City codes or permitting requirements. The homeowner shall accept full financial responsibility for damage caused to common property or other homes because of improper installation.

Upon sale of the home, the homeowner shall be responsible for removal of the antenna, all hardware and wiring, and restore the area of installation back to a condition that resembles pre-installation conditions.

GUIDELINES

1. Only one antenna will be permitted per home without written board approval.

2. All satellite dish, MMDS and DBS antennas must be less than one meter (39.4 inches) in diameter. All antennas larger than one meter, except TVBS, are prohibited unless approved in advance by the Board of Directors/Architectural Committee.
3. Antennas may be installed only on property over which the homeowner has exclusive use or control and/or a direct or indirect ownership interest.
4. The preferred mounting location is along the roofline attached to the fascia boards, or in the absence of fascia boards, to the stucco just below the roofline. The antenna must be placed, to the extent feasible, in locations that are not immediately visible, in order of importance, from: (a) the street or sidewalk; (b) common areas; and (c) home and yards of neighbors. This placement should not impair reception of an acceptable quality signal, delay installation, nor add unreasonably to the cost of installation.
5. The homeowner may not place an antenna on the roof.
6. All mounting hardware and wiring will be concealed to the extent possible.
7. Under no circumstances will wiring be visible from any location on exterior walls or over the roof. Generally, wiring should enter the attic area at the closest possible point to the installation.
8. Concealment, screening, and/or painting may be required to reduce the visual impact of the antenna.
9. Masts used to raise the height of an antenna are not permitted.
10. Every homeowner shall assure that the resident head of household on rental properties within this development receives a complete copy of these guidelines.