

2026 WHOA Satellite Dish/Antenna Policy (Whittingham Condos)

The Board recognizing its obligation to Whittingham's Governing Documents and the Federal Communications Commission's Over the Air Reception Devices Rule, effective October 14, 1996 as amended September 25, 1998 and October 1, 2000 ("OTARD") while respecting your right to receive television and broadcast services, has adopted the following guidelines for installation of satellite dishes and antenna (1 meter (39.37 inches or less in diameter)).

A Notice of Intent must be submitted and HOA approval given prior to installation of a satellite dish. No installations are permitted on the roofs or on common property except for eaves of the building and within the 36 inches of outer wall in the plant/mulch bed.

PROHIBITED: NO INSTALLATION ON ALL ROOFS (HOME/GARAGE)

ACCEPTABLE LOCATIONS

FREE STANDING HOMES

- In the rear of your home (within 36" of inside of your fence, if you have one. If you do not have a fence, it must be within 36" of the outer wall in plant/mulch bed).
- On either side of your home (within 36" of the outer wall in plant/mulch bed).
- On the eave of your home (rear or side of the building).

TOWNHOMES

- Within your enclosed patio and not protruding above the top of your privacy fence.
- On the eaves of your home.
- Installation on any roof (home or garage) is prohibited.

MANOR BUILDINGS

Installation on roofs or common elements (e.g., hallway walls, stairwells) is prohibited.

Upper Manors

- Eave of building.
- In the front or back courtyards mulch/planting bed nearest to building outer wall, not blocking neighbor's windows.
- Secured installation on your balcony not taller than 7 feet and securely mounted on tripod. The dish cannot protrude over balcony railing.

Lower Manors

- Secured installation on your balcony not taller than 7 feet and securely mounted on tripod.
- Installed in the 36 inches of planting/mulch beds outside your patio and not encroaching on your neighbors' patio or planting/mulch bed.
- On the building eave.

INSTALLATION REQUIREMENTS

- **No Permanent Damage:** Installation must not cause permanent damage to common elements, siding or roof structures. In planting/mulch beds be aware of irrigation lines and sprinkler heads.
- **Attachment:** Dishes may not be drilled into building exteriors if other mounting options exist.
- **Cabling:** Cables must be bundled, secured, and painted to match the building color. No, or minimal, penetration of the exterior wall is allowed. Cabling over the roof is prohibited.
- **Safety:** The dish must be installed in a safe, secure manner and must not block egress, ingress, or views.
- All satellite dishes/antenna must be installed in compliance with local building and safety codes, in accordance with manufacturer's instructions.

MAINTENANCE AND LIABILITY

- The homeowner is responsible for all costs, maintenance, and repair of the dish/antenna and any damage to limited or common elements caused by the installation, maintenance repair, replacement, or removal.
- The homeowner assumes all liability for injuries or damage caused by the installation of the dish itself.
- Upon moving, the owner must remove the dish, restore the area to its original condition and dispose of the dish.

APPROVAL PROCESS

- As stated above, a Notice of Intent must be completed and HOA approval given prior to installation of dish.
- The homeowner applicant shall accompany the Notice of Intent with a refundable deposit of \$100 as a security against damage to community property, drainage, and

utilities or from any deviation from the approved Notice of Intent. Within 10 days of installation, HOA shall conduct an inspection to ascertain whether any damage or deviation has occurred. Provided there is no damage or deviation, the refundable security deposit shall be returned to the homeowner applicant.

- A COI must be supplied by the installation company.
- The Association is aware that many installers will place satellite dishes/antennas in the most convenient location for the installation company, If your installer claims an exception is needed (e.g. a location other than what is listed above), you must submit a request to management to install it in an alternative location and get approval to place in that location, before installation can be done.
- Failure to comply with these rules may result in the removal of the device at your expense and/or HOA fines.

Upon HOA's approval of the satellite dish/and or antenna, the installation must be in accordance with the requirements set forth in this Policy. The owner must also, prior to installing the satellite dish/and or antenna, provide Management with a completed Indemnification Agreement which is attached hereto as Exhibit A.