

**WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION**

ADMINISTRATIVE RESOLUTION NO. 50

**SATELLITE DISH AND ANTENNA INSTALLATION
GUIDELINES**

AMENDED MAY 17, 2016

WHEREAS, Article III, Section 2 of the By-Laws of Watergate at Landmark Condominium Unit Owners Association ("Association") assigns to the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not prohibited by the Condominium Act, the Declaration or the By-Laws required to be exercised and done by the Association;

WHEREAS, Policy Resolution 2 prohibits placing aerials or antennas on balconies;

WHEREAS, the Telecommunications Act of 1996 and the regulations promulgated by the Federal Communications Commission pursuant to that statute, abrogate the restrictions concerning the placement of certain satellite dishes and antennas on areas over which the owner has exclusive ownership and control;

WHEREAS, the Board finds a need to develop guidelines for satellite dish and antenna installation that complies with the Telecommunications Act of 1996; and,

WHEREAS, the intent of the Board is to balance individual owners rights and obligations with the safety of all owners and the preservation of the physical structure, appurtenances and architectural integrity.

SATELLITE DISH AND ANTENNA INSTALLATION GUIDELINES

1. Unit owners and residents wishing to install Direct Broadcast Satellite Services (DBS), Multi-channel, Multi-point Distribution Service (MMDS) or Television Broadcast Signal (TVBS) receiving devices, commonly called satellite dishes or antennas, must give prior written notice to the Association through the General Manager or designate. If a resident is proposing installation, the unit owner and resident shall complete the notification.
2. Only those satellite dishes and antennas allowed under the Telecommunications Act of 1996 may be installed and include:
 - a) Antennas designed to receive directed broadcast satellite service which is one meter or less in diameter (DBS).
 - b) Antennas one meter or less in diameter designed to receive multipoint distribution service (MMDS).
 - c) Antennas design to receive television broadcast signals, regardless of size (TVBS).

3. For Safety reasons unit owners and residents are encouraged to review installation guidelines with management to avoid any additional expense necessitated by corrections to address improper installation.
4. For safety reasons and to protect common areas, unit owners should engage professional installation firm in order to assure safe installation and compliance with applicable guidelines.
5. Satellite dishes or antennas must be installed in the least visible location where a unit owner has direct or indirect ownership and exclusive use or control where an acceptable signal may be obtained. Additionally the following guidelines apply:
 - a) The dish may not exceed one meter (39 inches) in diameter.
 - b) The dish must be completely within the boundaries of the unit balcony (a limited common element) and may not extend above the railing height. Dishes and associated apparatus may not be installed on other common element or limited common element areas, e.g. roofs, garages, or the side of a building.
 - c) Installation must be secure so that equipment cannot detach from a balcony in high winds or otherwise endanger persons or property.
 - d) Prior to installation, the owner must submit to the Covenants Committee through the General Manager a simple plan, showing where and how the equipment would be installed and describing the color and size of the dish.
 - e) Tenants must have the written permission of the owner prior to submission.
6. The unit owner or resident is responsible for complying with the requirements of all local codes and obtaining all necessary permits. Any installation of satellite dishes and antenna must comply with the Virginia Statewide Building Officials and Code Administrators (BOCA Code) requirement for "Components and Cladding" regarding wind force criteria for the specific location of installation. The unit owner shall supply, along with the notice, proof that these criteria have been met.
7. In the event the Telecommunications Act of 1996, and regulations pursuant to that law, are repealed, altered or changed regarding the installation of satellite dishes or antennas, the By-Laws and Association documents shall prevail and existing dishes or antennas shall be considered in violation of existing covenants.
8. The unit owner or resident shall pay for any damage to any limited common element or common element caused by installation or existence of such devices installed pursuant to these Guidelines. The unit owner assumes all liability related to the installation or existence of such devices. Unit owners are encouraged to consult with their insurance provider to determine the advisability of additional coverage.

9. Any cost associated with removal of such devices for inspection, routine maintenance or repair of any limited common element or common element shall be borne by the unit owner.
10. The unit owner or resident shall maintain any satellite dish or antenna installed on the property. If the unit owner or resident fails to maintain the device properly, for whatever reason, the Association reserves the right to maintain the device and charge the unit owner for any and all costs associated with such maintenance. Such costs shall be treated as an assessment and are collectible as such.
11. The unit owner or resident shall bear all costs associated with improper installation including, but not limited to, costs of removal, repair to any limited common element, or repair to any common element.
12. Satellite dishes and antennas may not be installed on any common element, including vertical exterior walls.
13. No wire, cable or other device may travel from unit to unit through or against the common elements.
14. In order to avoid safety hazards that may occur during inspection, maintenance or repair to the limited common elements or common elements, no dish, antenna, or other applicable reception device may at any time protrude from any patio, balcony or unit so as to violate the common area air space around the buildings or other patio, balcony or unit.
15. All TVBS, MMDS or DBS reception devices shall be anchored in such a manner that the integrity of the balcony slab, masonry walls, balcony railings and frames is preserved, i.e. with concrete paver bases properly weighted so as to meet the BOCA Code.
16. To prevent water penetration and increased deterioration of any kind, no drilling, screwing, or other penetration of the balcony slab, masonry wall, balcony railings or frames shall be allowed.
17. No satellite dish or antenna shall be secured in any manner to the balcony railings or frames to prevent damage or increase deterioration in accordance with the BOCA Code.
18. The gross load weight of acceptable reception devices and anchors shall not exceed forty pounds per square foot. Residents are reminded that potted plants, furniture and people must be factored into the calculation of weight per square foot.
19. Unit owners are required to use flat cable technology to transfer signals from appropriate reception devices to their televisions inside the unit.
20. Only one dish per balcony is authorized.

21. Any satellite dish or antenna must be consistent with the overall color scheme of the exterior of the building. Any other color must be approved by the Covenants Committee.
22. Owners and Residents are responsible to pay medical expenses incurred by persons injured by equipment maintenance, installation or use. Additionally, an indemnification agreement covering the Association must be signed.

Book of Minutes _____, of the Board Meeting of May 17, 2016 _____

ATTESTED:

Vivian Moran, Secretary

Robert E. Lee, Jr, Vice President

Date

Date