



Satellite Dish Regulations

- 1) Homeowners may install on their property, without prior approval, the following devices:
 - a) An antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services.
 - b) An antenna that is designed to receive video programming services via multi point distribution services, including multichannel multi point distribution services, instructional television fixed services, and local multi point distribution services.
 - c) An antenna that is designed to receive television broadcast signals.
- 2) Antennas specified in 1(a) and 1(b) must be less than one meter (39.37 inches) in diameter.
- 3) Homeowners shall install these devices where they will cause the least nuisance or eyesore to their neighbors, and still provide an acceptable quality signal.
- 4) If the Homeowners Association receives a complaint from a member of the Homeowners Association, the Association will inspect the device and premises to determine if a less obtrusive location for the antenna will:
 - a) Unreasonably delay or prevent installation, maintenance, or use of the antenna.
 - b) Unreasonably increases the cost of installation, maintenance, or use of the antenna, or
 - c) Preclude reception of an acceptable quality signal.
- 5) This inspection will be made at the Association's expense.
- 6) If the Association determines that a less obtrusive location is available that does not violate the criteria set forth in Section 4, the Association will require the homeowner to move the antenna to the alternate site, at the Homeowner's expense. If the homeowner refuses, the Association will take action set forth in paragraph 8.
- 7) To guide the homeowner, the Association states antennas installed within the following guidelines will not be disapproved by the Association.
 - a) Satellite antennas installed in the rear yard of the lot.
 - b) Satellite antennas not attached to any structure other than a pole designed specifically for that purpose and not exceeding a height of five feet from the ground.
 - c) Satellite antennas permanently screened from view from adjacent streets, sidewalks, lakes and common grounds, and protruding above the surrounding property fence. Shrouded "umbrella style" and satellite dishes exceeding one meter in size will be strictly prohibited.
 - d) As a courtesy to the homeowners, the Association may review the site prior to installation in order to assist in avoiding questions or problems later. This prior review is voluntary.
- 8) If the homeowner refuses to relocate the antenna to the acceptable and less obtrusive location found by the Association, the Association will file an action in District Court to determine if the antenna should be relocated. Pending the Court's ruling, the antenna may remain in the location chosen by the homeowner. No fines or other penalties will accrue against the homeowner while the proceeding is pending to determine the validity of the restrictions required by the Association.
- 9) These rules are promulgated in accordance with the Telecommunications Act of 1996 and the regulations adopted to enforce the Act, 47 CFR 1.4 *et seq.*