

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC021A
POLICY TITLE: SATELLITE DISH & ANTENNA INSTALLATION*
POLICY REVIEWED: 9/9/2020; 11/1/2022
POLICY REVISED: 7/16/ 2007; 3/16/2009; 2/18/2019; 1/18/ 2021

POLICY STATEMENT:

This policy pertains to the external installation of any Over-the-Air Reception Device, including, but not limited to, direct broadcast satellite and television broadcast antennas. Multiple antenna installations will not be approved, and Co-owners must conform to the following requirements when requesting approval for antenna installation.

NOTE: All full-powered television stations in the U.S. now broadcast only in digital. Antennas installed anywhere inside a co-owner's unit, including inside the attic, do not require a Modification Request. This is the preferred method. Any antenna attached to the inside of a window may not be visible from the front of the unit.

1. For antenna installation outside of a unit, Co-owners must complete and submit a **Modification Request Form**. This Request must include manufacturer and model number of the proposed antenna, a photo and dimensions of the device, and a dimensioned sketch illustrating proposed location of the installation. Any request lacking this required information will be rejected without review. Not all antenna designs will be approved.
2. External installations can be attached only to Limited Common (Exclusive Use) Elements such as decks. Mounting is not allowed on any Common Elements, including anywhere on the building exterior, chimney, roof or ground, including those on pavers.
3. Cable connections from the antenna into the unit may only be routed through mortar with appropriate weatherproofing, not through siding or brick facing. Co-owner is responsible for any water damage or insect infestation resulting from the cable entry. Any cable run from the unit to the antenna must be secured to the deck structure so as to be as unobtrusive as possible.
4. Any installation must be according to manufacturer's instructions, applicable safety codes and City Ordinances.
5. Wiring must be in accordance with Policy MRC021B.
6. Any antenna that becomes non-operational shall be removed along with its bracket and all corresponding wiring within 15 days.
7. Co-owners are responsible for the costs and removal of antennas, brackets and all corresponding wires, and must repair all damage to the building exterior and deck.
8. **The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit**

9. To secure this obligation, a copy of the signed and approved Modification Request Form will be added to the unit file by the Management Company. Upon sale or rental of a unit, the co-owner is responsible for removal of the device and repair of the cable entry, or the device must be included in the sale or rental and written acknowledgment must be provided to the Management Company that the new co-owner/renter assumes full responsibility for the system with the same obligations as referenced in this policy.

***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM to the Management Company. APPROVAL must be obtained PRIOR to any installation.**