

SATELLITE DISH INSTALLATION POLICY

Sea Ridge Condominium Association

The purpose of the Satellite Dish Installation Policy is to maintain a favorable appearance in the Sea Ridge community that is fair for all homeowners. The approval process for the placement and installation of the satellite dish is to ensure the structural integrity of the common area on which the dish may be installed. Installation of a satellite dish shall be decided on a case-by-case basis and will require the Owner to submit an Application to the Architectural Committee for prior approval.

1. Upon receipt of a complete Application, the Architectural Committee shall have 45 days for review prior to rendering a decision.
2. The Owner shall note on the Application the location and size of the satellite dish and method of installing (including how the cable will go from the exterior dish to the interior of the unit).
3. The Owner shall submit photographs indicating the location of placement of the satellite dish and area surrounding the dish.
4. Satellite dishes will NOT be approved for installation on roofs or walls.
5. Satellite/antenna dishes may only be installed within the private area of the patio or balcony of the condominium as defined by the CC&Rs.
6. The satellite dish may be affixed to a stand on the floor/ground of the unit patio or balcony. (This is the preferred method of installation).
7. Cable wiring is not to be run along the outside walls or roof eaves. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached.
8. The installation shall be completely sealed and waterproofed to prevent any water seepage or insect/vermin access to the building.
9. Care must be taken to prevent installation from damaging the integrity of the structural, electrical, plumbing, and mechanical systems of the building.
10. The installation shall conform to all building and electrical codes as well as manufacturer installation requirements.
11. The Homeowner is required to use a reputable company for the dish installation. The contractor shall be licensed and insured.
12. The Owner shall submit a statement from a qualified satellite dish technician identifying all viable options for location of the dish.
13. The satellite dish shall be located in such a manner as to minimize visibility from adjacent property.
14. The Homeowner shall be responsible for the maintenance, repair, and replacement of any satellite dish installation.
15. The Homeowner shall be responsible for any damage to any and all real or personal property or for any injury resulting from the installation, maintenance or use of the satellite dish.
16. The Owner shall indemnify and reimburse the Association for any loss and/or damage caused by the installation, maintenance and/or use of the satellite dish.
17. Should the Owner remove the satellite dish from a common area structure, the structure shall be returned to its original condition to the satisfaction of the Association at the sole expense of the Owner.