

# **SOUTHWINDS AT THE MOORINGS**

## **STATEMENT OF ASSOCIATION POLICY**

Effective Date: **1/20/12**

Subject: Satellite Dish Installation

Policy:

Owners wishing to install a satellite dish system must submit a written Architectural Review Application for Satellite Dish Installation detailing the planned location and method of installation to the Southwinds Board of Directors c/o Keystone Property Management Group to obtain prior written approval before proceeding with the installation. Such review will be completed within 72 hours from receipt of application.

Owners interested in the possibility of installing a satellite dish system should be aware (and consequently obtain prior expert advice) that the existence and location of their unit, as well as other buildings, trees, etc. on the Southwinds property, may preclude them from receiving a reasonable signal from the transmitting satellite. Nothing within the FCC Rules & Regulations requires the Association to provide a resident with a clear line of sight.

Notwithstanding Article 11.4.C.10 of the Declarations of Condominium for Southwinds at the Moorings Condominium Association, satellite dishes with a major diameter of 24" or less may be installed providing the following conditions are met:

a.) The dish and mounting structure must be located wholly within the "Limited Common Elements" over which the user has "exclusive control".

b.) "Common Elements & Limited Common Elements" are clearly defined in Sections 7 and 8 of the Declarations of Condominium. An example of "Limited Common Elements" would be defined as those portions of the common elements of the building over which the user has exclusive control. A clearer definition would be areas such as balconies or the rear patio of a cottage which is fenced in and where no other adjacent owner has the right of access. "Common Elements" are therefore defined as those portions of the building(s) over which the Association has exclusive control, such as exterior walls, hallways & walkways, floors, ceilings, siding, roofing, landscaped areas, parking areas, etc.

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c.) No alteration to any "Common Elements" such as, but not limited to, drilling holes or installing screws or nails should take place. Dish structures may not be installed in any manner where the attachment device requires penetrating the walls, ceilings, roof or floor surfaces of the balcony or patio. Signal cables may not be installed under sliding glass door tracks or through holes drilled in exterior walls.

d.) Any and all other requirements of the Declarations of Condominium shall likewise be adhered to, for example, satellite dishes may be installed on balconies of the individual users in such a way as to preclude drilling or permanently attaching dish structure to the exterior walls. The location of the satellite dish shall be such as will minimize visibility from the pool and other common areas; it must be placed so as to be screened from the street or other public viewing areas.

e.) The Association disclaims all responsibility for the installation of the dish system. In the event a dish is improperly installed, all liability and corrective expenses are the responsibility of the unit owner. When an owner will be absent from his/her unit for an extended period of time a dish must be removed from the balcony or porch to avoid becoming a dangerous projectile in a storm. Owners assume full responsibility for any and all damage caused by a loose dish to other residents' property or the property of the Association.

REFERENCE SOURCE: Southwinds Board of Directors meeting minutes: