

Table of Contents

PURPOSE.....	1
STANDARDS.....	2
REFERENCES.....	3

PURPOSE

The Board of Directors of the Lifescape Villas on Dublin Homeowners Association is empowered to establish rules and to make and enforce compliance with such reasonable rules, pursuant to Article VII, Section 7.12. of the Bylaws of the Lifescape Villas on Dublin Homeowners Association.

There is a need to establish standards governing satellite dishes and antennas and their placement. It is the intent of the Board that this rule shall apply to all owners, tenants, guests, invitees, or any others who may be living within the boundaries of the Lifescape Villas on Dublin condominium regime, who may wish to install a satellite dish or antenna on any portion of their residence which lies in the Lifescape Villas on Dublin Homeowners Association. This rule shall remain in effect until otherwise rescinded, modified, or amended by a majority vote of the Board of Directors.

These standards were developed using the Federal Communications Commission (FCC) adopted Over-the-Air Reception Devices (“OTARD”) rule.

STANDARDS

1. You may install one satellite dish or television (TV) antenna within the premises that are for your exclusive use.
2. Satellite dishes larger than one meter or 39" in diameter are not allowed.
3. No dish or antenna of any kind is allowed installed in the attic, except wireless antennas needed for personal security or surveillance systems.
4. Satellite dishes and TV antennas should be placed where they are not visible from the street or condominium complex driveway if such placement does not prevent reception or transmission of an acceptable quality signal or impose unreasonable expense for installation.
5. Location of your satellite dish or TV antenna is limited to inside your dwelling, or in an area outside your dwelling that is not considered a General Common Element as described in the "Condominium Declaration for Lifescape Villas on Dublin, a Condominium," dated August 26, 1981, Article I, Definitions.
6. No part of any "wireless cable" satellite dish or TV antenna may be located;
 - a. On any parking area, roof, exterior wall, window, window sill, fence or Common Element area, or in an area that other residents are allowed to use.
 - b. A satellite or TV antenna may not protrude beyond the horizontal or vertical space that is for your exclusive use into a Common Element area.
 - c. Above the top of the roof line, unless application of this policy:
 - i. Unreasonably delays or prevents installation, maintenance, or use,
 - ii. Unreasonably increases the cost of installation maintenance or use; or
 - iii. Precludes reception or transmission of an acceptable quality signal.
7. If reception is not available from these areas: you may affix the satellite dish to your chimney (still restricted by the public view rule) using an installation belt/bracket supplied by your satellite dish provider.
 - a. To install on a chimney, you must obtain a waiver from the Manager that waives liability from the HOA and any damages caused by the dish installation/removal will be the responsibility of the homeowner.
8. Cables must be placed as inconspicuously as possible to limit the viewing of cables (especially on public views) and do not alter the exterior in any way (i.e., no drilling of holes in walls, door jams, window sills).
9. Cables placed across common area grounds (such as by Spectrum) must be buried.
10. Ham radio antennas and similar structures are not allowed.
 - a. Television antennas are the exception and must follow the same guidelines as satellite dishes for where they may be placed or viewed.

11. Upon the sale of your unit, and at a minimum of 5 days before closing, all satellite dishes, cables and antennas must be removed, and any holes that were placed to install these devices must be patched to the satisfaction of the Manager.
12. Failure to remove the satellite dish, cables and antennas will result in a fine of \$250.
13. If at any time while living in your unit, you no longer use any satellite dish or TV antenna that may be present, it and any related cables must be removed, along with all holes patched that were made during its installation. Failure to do so will result in a fine of \$250.


REFERENCES

1. Document titles discussed within the contents of this document are listed below. These documents are located on Lifescape Villas at Dublin website unless otherwise stated.

Document Title

REVISION HISTORY

Date	Revision	HOA Board Approval Date	Description of Change
11/13/18	1.0	11/13/18	Initial version

Signed by Title	Signed by Printed Name	Signature
President HOA Board	Michael P. Magnia	

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