

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.

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REVISED ARCHITECTURAL GUIDELINES FOR SATELLITE INSTALLATION

September 21, 2010

Revised: October 20, 2020

- 1) The satellite dish can be large enough to accommodate a high definition transmission.
- 2) A satellite dish must be charcoal, gray or tan. They can be painted but with materials containing no lead. The paint materials are to be reflective but flat because the dish must be able to absorb the signal.
- 3) It is encouraged that residents in a building share a satellite dish. If one person is the initial purchaser, he or she can work out a reciprocal arrangement latter with additional users.
- 4) A satellite dish and cable cannot be mounted anywhere on the roof or stone coated metal siding.
 - A) A satellite dish will use the existing cable system inside the house to transmit the signal, or an owner can install a separate cable system within the inside partition walls and any exterior wall.
 - B) A cable can be attached to the outside wall. The cable from the satellite dish must penetrate the exterior wall at its' first opportunity, and be properly plugged. Cable cannot be attached to the soffit. Any cable running on the exterior wall needs to run horizontal, or vertical and run where a horizontal or vertical plane meet.
 - C) Cable must run above the balcony and with the threshold of the upstairs slider if it is to travel from the living room wall to the kitchen wall or vice versa. A duplexer cannot be seen to project above the top of the fence. A satellite dish that uses the existing cable system inside the house to transmit the signal must anchor the duplexer to the brick façade in the same vicinity as the TV cable box and electrical meter boxes.
 - D) A satellite dish can be attached to the railing on the balcony, to an exterior wall, on the patio, or on the fence. It is preferred that a satellite dish be installed so that it cannot be seen projecting above the top of the fence.
- 5) The satellite dish must be installed by a professional contractor, who customarily and routinely performs this type of service in their line of work. The contractor must be able to provide documentation to insure that the installation is completed, that all expenses are paid and that no liens are filed.

- 6) In accordance with the governing documents, the owner is to obtain architectural approval before installing a satellite dish. Failure to obtain this approval is automatic reason for denying the application and justification for removal of the satellite dish if already installed. All costs of enforcing this provision of the architectural guideline will be borne by the owner, including but not limited to any damages as a result of installing and/or removing the satellite dish.
- 7) The satellite dish installation is to be inspected by a representative of the association at a cost to be later determined by the Board of Directors.
- 8) Compliance:
 - A) The unit owner(s) shall be ultimately responsible for the actions of themselves, any contractor or third part.
 - B) No unit owner(s) shall do anything, nor shall any unit owner(s) allow any other party to do anything, which would cause the cost of any insurance policy maintained by the Association to increase.
 - C) A unit owner who installs a satellite dish antenna shall be responsible and liable to the Association for the cost of repairing any damage that he or she may cause to any portion of the Middlebrook Pines Condominium property (e.g. Association owner property, common elements, limited common elements) as a result of the installation, use, maintenance and repair of the satellite dish antennae, whether the damage is caused by the owner, or by someone acting on behalf of the owner.
 - D) A unit owner who installs satellite dish antennae shall be responsible and liable to the Association for the cost of curing anything that may arise as a result of the failure of that owner to fully comply with these rules.
 - E) All unit owners shall be responsible for the maintenance, repair and/or replacement of the satellite dish system that is installed. The original owner of the satellite dish system and or subsequent owners may maintain the system or remove the system, but there shall be no more than one satellite dish system per unit. A satellite dish system must only be removed by a professional contractor who customarily and routinely performs this type of service in their line of work.