

## DAYBREAK COMMUNITY ASSOCIATION

### ADDENDUM TO ARCHITECTURAL GUIDELINES

#### SATELLITE DISH USE AND INSTALLATION

The Daybreak Community Association acknowledges that there exists federal regulations allowing the use of satellite dish receivers and television antenna. While the rules currently in effect prohibit restrictions that impair the installation, maintenance or use of small antennas used to receive video programming, declaration restrictions and rules and regulations dealing with architectural control concerns or placement of antennas are still permitted if they are reasonable.

While the Daybreak Community Association does not wish to impede or prevent the installation and use of these devices, the Association does wish to maintain the architectural integrity of the home as viewed from the street and open space.

To that end the Association encourages compliance with the following guidelines.

- The satellite dish must be 1 meter (39.37") or less in diameter.
- Dish locations to be **avoided** include the following:
  - The dish should not be placed on or along the roof ridge line.
  - The dish should not be placed on or along the front leading corner edge on either side of the house.
  - The dish should not be placed or located anywhere on the front of the house.
  - The dish should not be placed or located anywhere within the front yard.
- Dish locations to be **encouraged** include the following:
  - Placed on rear facing, lower portions of the roof or roof eave line.
  - Side wall or back of house.
  - Side of house adjacent to the area that already contains utility fixtures, such as electric meter, placed on the outside wall of the house at least 5 feet back from the front corner of the house.
  - On a pedestal stand in the yard.
  - The dish should be painted to match the background color where it is mounted
- TV antenna designed to receive local television broadcast signals are included in the FCC Regulations and are allowed, with mast restrictions of 12' or less.
  - TV antenna placement should follow the dish guidelines identified above.

In essence the dish or antenna should be installed in a location where it will cause the least nuisance or eyesore to the neighbors, while still providing an acceptable quality of signal.

### Condominiums and Townhomes

Generally speaking the outside structure of any townhouse or condominium is common area owned by the Association. The FCC rules presently apply only with respect to property over which the owner has exclusive use or possession. The Daybreak Community Association retains the right to restrict the placement and location for the installation of a satellite dish or TV antenna on the outside common areas of all buildings. Please inquire at the association management office as to the recommended location for dish placement on you building.

In essence the dish locations selected for each townhouse or condominium are chosen where it will cause the least nuisance or eyesore for the property, provide for some uniformity of design and maintain the attractiveness of the property, while still providing an acceptable quality of signal.

- The federal regulations allow the placement of the satellite dish within any "limited use" area for a particular unit, such as a deck or deck railing.

Reviewed and Approved by the Daybreak Design Review Committee on: \_\_\_\_\_

Approved by the Daybreak Community Association Board of Directors

ADOPTED \_\_\_\_\_