

EXHIBIT A

SATELLITE DISH RULES

The Association hereby gives notice of its adoption of a Resolution establishing rules, regulations and restrictions for the installation and maintenance of exterior antennas in the Community in compliance with the FCC Rule, effective October 14, 1996 and amended September 25, 1998. The Resolution adopted is as follows:

I. Definitions

- A. Antenna – any device used for the receipt of video programming services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution service (MDS). A reception antenna that has limited transmission capability, designed for the viewer to select or use video programming is a reception antenna, provided it meets Federal Communication Commission (FCC) standards for radio frequency emission. A mast, cabling, supports, guy wires, conduits, wiring, fasteners or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.
- B. Central Antenna – an antenna system installed by the Association to serve more than one resident simultaneously.
- C. Mast – structure to which an antenna is attached to raise the antenna to a height necessary to receive signals.
- D. Transmission-only antenna – any antenna used solely to transmit radio, television, cellular, or other signals.
- E. Owner – any Lot Owner in the Association. For the purpose of this rule only, “Owner” includes a tenant.
- F. Telecommunications signals – signals received by DBS, television broadcast, and MDS antennas.

II. Notification

- A. Any Owner desiring to install an antenna must complete the attached Notification of Intent to Install Antenna form and submit it to the Board of Directors prior to installation of the antenna. If the installation complies with all of the following restrictions, installation may begin immediately following the submission of the completed Notification form. If the planned installation will not comply with any of the following restrictions, the Owner and the Board of Directors shall establish a mutually convenient time to meet to discuss installation methods prior to installation. The Owner may call the Association manager at (303) 420-4433 to schedule a meeting.
- B. The regulations contained in this Resolution do not relieve any Owner from obtaining approval for other exterior modifications, alterations and additions for painting, landscaping or fence installation as may be required by the Association’s governing documents.
- C. If these rules are violated, the Association, after providing the Owner with notice and an opportunity to be heard, may bring action for declaratory relief with the FCC or any court of competent jurisdiction. If the court or FCC determines that the Association’s rule is enforceable,

a flat fine of \$50.00 shall be imposed by the Association for each violation 21 days after the Association rule has been validated, unless the rule had previously been validated and the owner does not contest the rule's application to his or her particular situation. In this situation, the Association will fine the Owner immediately upon revalidation of the rule. If the violation is not corrected within a reasonable length of time, additional fines of \$10.00 per day will be imposed for each day that the violation continues.

D. In the event a court or the FCC validates the Association's rule, the Owner shall be responsible for reimbursing the Association for its attorney fees.

III. Antenna Size and Type

A. Antennas designed to receive direct broadcast satellite service which are one (1) meter or less in diameter may be installed. Antennas designed to receive satellite signals which are larger than one (1) meter are prohibited, unless otherwise approved by the Committee and screened from view from the street and any adjacent Lots.

B. Antennas designed to receive multipoint distribution service one (1) meter or less in diameter (or measured diagonally) may be installed. MDS antennas larger than one (1) meter are prohibited.

C. Antennas designed to receive television broadcast signals may be installed.

D. Masts that are required for the installation of any of the antennas listed in Sections A, B, or C of this part may be installed.

E. Transmission-only antennas that are not required for the use of an antenna listed in A, B, or C of this part are prohibited unless approved by the Board of Directors.

IV. Antenna Location

A. An antenna must be installed solely on the Owner's individually-owned Lot as designated on the recorded deed or map.

B. No antenna shall encroach upon Common Areas or another Owner's Lot.

C. If an acceptable quality signal can be received by installing the antenna wholly inside the residence and such installation does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna, then outdoor installation is prohibited.

D. If an acceptable quality signal cannot be received from an indoor location, or such installation unreasonably delays or increases the cost of installation, maintenance or use of the antenna, the antenna shall be installed on the rear of the house or within the rear yard area below the top of the fence line so as not to be visible from other Lots.

E. If an acceptable quality signal cannot be received from rear of the house or the rear of the Lot below the fence line, or such installation unreasonably delays or increases the cost of installation, maintenance or use of the antenna, the antenna shall be installed either on the rear of the building or on the rear portion of the roof. If the antenna is installed on the rear of the roof it shall be located as close to the chimney as possible and shall not extend above the roofline so as to be visible from the front of the building, provided an acceptable quality signal can be received and such installation does not unreasonably delay or increase the cost of installation, maintenance

or use of the antenna.

F. If an acceptable quality signal cannot be received from rear of the house or the rear of the Lot below the fence line, or such installation unreasonably delays or increases the cost of installation, maintenance or use of the antenna, the antenna shall be installed either on the side of the building or on the side portion of the roof. If the antenna is installed on the side of the roof it shall be located as close to the chimney as possible and shall not extend above the roofline so as to be visible from the front of the building, provided an acceptable quality signal can be received and such installation does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna.

G. If an acceptable quality signal cannot be received in any of the locations listed above, or if installation, maintenance or use of the antenna would be unreasonably delayed or the cost unreasonably increased in such a location, the antenna may be installed in another location on the Owner's individually-owned Lot that is the least visible from other Lots, in which an acceptable quality signal can be received, and which does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna.

H. If an antenna is installed in any location other than the locations set forth in paragraphs C and D, the antenna shall be painted to match the exterior color of the siding, the roofing materials or the chimney of the residences, so long as an acceptable quality signal can be received and installation, maintenance or use of the antenna would not be unreasonably be delayed or the cost unreasonably increased by such painting.

V. Antenna Installation Method

A. Installation of an antenna shall be subject to the following:

1. An antenna shall be no larger nor installed no higher than is necessary for reception of an acceptable quality signal, provided that this requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna.
2. An Owner is not required to hire a professional antenna installer if the antenna is installed within the Unit or exclusive use area. However, any installer other than the Owner shall be qualified and insured to install the antenna.
3. Installation shall be in accordance with the manufacturer's installation specifications.
4. All antennas must be secured so that they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the antennas, including damage from wind velocity based upon a unique location.
5. Unless applicable codes, safety ordinances, laws and regulations require a greater separation, no antenna shall be placed within two feet of electrical power lines (above-ground or buried) and in no event shall antennas be placed within an area that can be reached by the play in electrical power lines. The purpose of this requirement is to prevent injury or damage resulting from contact with power lines.
6. No antenna shall be placed in areas that obstruct access to or exit from any doorway or window of a residence, walkway, ingress or egress from an area, electrical service equipment, water shut-off valves or any other areas necessary for the safe

operation of the Association. The purpose of this requirement is to ensure the safe ingress or egress of Association residents and personnel, and to ensure easy access to the Association's physical facilities.

7. All installations must comply with all applicable building, electrical and related codes, and take aesthetic considerations into account.

8. Antennas shall be permanently and properly grounded in order to prevent electrical and fire damage.

9. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached, provided that this requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna or does not violate or void any manufacturers' warranties. If the antenna is installed on the side of a structure, the penetration of the wire or cable from the exterior to the interior of the residence shall be made as close as possible to the location the antenna is attached to the structure and through existing penetrations for wire and cable, if available. Any penetration shall be properly waterproofed or sealed in accordance with acceptable industry standards and applicable codes to prevent structural damage. No wiring or cabling shall be installed on Common Area.

10. If the antenna is to be attached to a structure, such as the siding, the actual satellite dish, TV broadcast antenna or MDS antenna shall be painted so as to blend into or match the background to which it is attached, provided painting does not prevent reception of an acceptable quality signal or unreasonably delay or increase the cost of installation, maintenance or use of the antenna and provided that painting does not violate or void any warranties given by the manufacturer of such device. Mounting materials, any accessories and cabling do not have to be painted if doing so will violate a manufacturer's warranty.

11. The Association may require an Owner to sign an indemnification agreement.

VI. Mast Installation

A. Masts are prohibited except when necessary for reception of an acceptable quality signal, provided that such prohibition does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna. Mast height may be no higher than absolutely necessary to receive an acceptable quality signal. Masts shall not encroach upon another Owner's Lot or Common Area.

B. Masts extending twelve (12) feet or less beyond the roofline may be installed, subject to the regular notification process. Masts extending more than twelve (12) feet beyond the roofline must be approved prior to installation using the attached Application for Approval to Install Mast form due to safety concerns posed by wind loads and the risk of falling antennas and masts. Any application for a mast in excess of twelve (12) feet must include a detailed description of the structure and anchorage of the antenna and the mast, as well as an explanation of the necessity for a mast higher than twelve (12) feet. If this installation will pose a safety hazard to Association residents and personnel, then the Committee may prohibit such installation. The notice of rejection shall specify these safety risks.

C. Since masts extending more than twelve (12) feet above the roofline pose risks of personal injury and damage to Common Area and other Lots, these masts must be installed by licensed and insured contractors to ensure proper and secure installation.

D. Masts must be painted the appropriate color to match their surroundings, provided such requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna, or prevent reception of an acceptable quality signal or violate or void any manufacturer's warranties.

E. Masts installed on a roof shall not be installed nearer to the Lot line than the total height of the mast and antenna structure above the roof due to safety concerns if the mast were to fall.

VII. Maintenance and Repair of Antenna

A. The Owner of the property on which the antenna is installed shall be responsible for the maintenance of any antenna. Maintenance and repair shall include, but not be limited to:

1. Reattachment or removal of antenna, within seventy-two (72) hours of dislodgment, for any reason, from its original point of installation.
2. Repainting or replacement, if for any reason the exterior surface of the antenna becomes worn, disfigured or deteriorated, if repainting does not violate or void any manufacturer's warranties.
3. Repair or replacement, if for any reason the antenna no longer retains its original condition.
4. Repair or replacement to prevent the antenna from becoming a safety hazard.

B. Should the Owner fail to properly maintain the antenna in accordance with this Resolution, the Association may, in accordance with these Rules and Regulations, fine the Lot Owner and take such further action, legal or otherwise, as permitted by Declaration or statute.

1. Except in an emergency situation, the Committee shall notify the Owner, in writing, that the antenna requires maintenance, repair or replacement, and that such maintenance, repair or replacement must be completed within thirty (30) days of such notification.
2. The Owner may request a meeting with the Committee to be held within thirty (30) days of such notification, to review the reasons for the required maintenance, repair or replacement. Within thirty (30) days of such meeting, the Committee shall notify the Owner, in writing, of its final decision.
3. If any required work is not completed within thirty (30) days of notification of final decision if reviewed, the Association may remove and/or repair the antenna at the expense of the Owner, such expense being added to the Owner's annual or monthly assessment.