

Direct Broadcast Satellite (DBS) Dish Installation Guidelines For The Condominium of Avondale Estates

The Federal Communications Commission (FCC) issued a rule (207) pursuant to the Telecommunications Act of 1996 allowing property owners and renters to install home satellite dishes and antennas designed to receive Direct Broadcast Satellite (DBS) signals within areas over which the resident has **exclusive control and use**.

The FCC is also allowing the condominium homeowners associations, apartment management companies, etc., to establish reasonable guidelines and restrictions regarding these installations as it relates to size, location and various liability concerns.

The following policy is adopted by the Board of Directors of the Avondale Estates Condominium Association, Inc., with the full intent to comply with the FCC ruling:

Notification: *Prior to installation*, the resident will notify the Board of Directors or its delegate in writing of their intent to install a satellite dish and/or component. *No fixtures may be installed without prior approval from ACC.*

Permitting: Residents may install a DBS dish not to exceed one meter in diameter. The Association requests installation of a white or gray dish to aesthetically complement the property. The DBS dish may only be attached or installed in areas under the **exclusive use and control** of the resident such as balconies, balcony railing, patios, rear exteriors of units, or storage sheds as well as inside units. *The DBS dish may NOT be attached to common property such as siding or roof.* Options for connecting the dish include **flat cable link under sliding door or suction cup devices** which transmit signal through glass. Clamps are recommended for attachment as opposed to screws or bolts but are not required.

Accountability: The resident is solely responsible for all costs incurred. A liability clause needs to be added to the resident's personal property casualty insurance policy (homeowners or renter's policy). The clause adds coverage in the event of damage or injury caused by the device. Residents will be required to sign a release holding the Association harmless and the resident responsible for any personal or physical damage or injury caused by the DBS device. If the unit is sold, the satellite dish may remain if buyer agrees; otherwise, it must be removed and the building repaired to its original condition (filling holes and repainting any portion disturbed by the installation).

Note: Not all units can physically receive signals from the sending satellite. A Southeast orientation is a prerequisite.