

## **Linden Tree Lane**

### **Satellite Dish Policy**

WHEREAS, the Association is governed by provisions of the Illinois General Not for Profit Corporation Act, the Illinois Common Interest Community Association Act, and the Association's Declaration and By-Laws; and

WHEREAS, the Association's Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements (hereafter "Declaration") provides that the direction and administration of the Property and the affairs of the Association shall be vested in the Board of Directors ("Board"); and

WHEREAS, pursuant to Section 3.7(a) of the Declaration, the Board has authority to adopt rules and regulations governing the use, maintenance, and administration of the Common Areas, Common Area Improvements, Buildings, and Dwelling Units for the health, comfort, safety, and general welfare of the Owners and occupants thereof; and

NOW THEREFORE, in furtherance of the foregoing, the Board does hereby adopt the following Rules regarding satellite dishes.

1. Per the 1996 revisions to the FCC Code, satellite dishes less than one meter in diameter will be allowed at Linden Tree Lane Homeowners' Association. Any owner interested in installing a satellite dish one meter or less in diameter should refer to the following instructions for installation of satellite dishes. Satellite dishes greater than one (1) meter in diameter are prohibited.
2. Satellite dishes may only be installed on portions of property within the owner's exclusive use or control. They may not be affixed to the front of a home, nor may they be visible from the street in front of the home. All satellite dishes must be placed in the rear of the Building unless the signal is impaired by such placement, in which case that problem must be documented by a certified satellite dish installation company. In that case, an alternative location must be approved by the Board prior to installation of the satellite dish. No satellite dishes are allowed to be placed on the Common Areas.
3. To protect the health, safety and welfare of the residents, the Board strongly suggests that satellite dishes be professionally installed. If the owner uses a professional installer, the Unit Owner must provide proof that the contractor is insured and licensed.
4. All wires must be encased in molding which matches the color of the Building. If at all possible, please attempt to use existing wires. Whenever possible, dishes shall be installed to allow the least amount of cable to be run as possible and cables on the exterior of the building shall be run vertically from the dish to the TV service demarcation equipment located next to the electric meter. Cables may be run inside garage attics, to keep the amount of cable to a minimum prior to entry into the attic. All penetrations of siding or eaves must be as small as possible and must be sealed against weather and insects. Cables should not be run in or along gutters, across roof shingles for more than 5 linear feet, horizontally across siding, under eaves, over windows, or over, across, or in any way be attached to patio fences or gates. If the necessary placement of the dish does not allow for compliance with the foregoing, the problem must be documented by a certified satellite dish installation company and, in that case, alternative paths for the cables must be approved by the Board prior to installation of the satellite dish
5. In order to protect the health, safety and welfare of the residents and their property the Board reserves the right to inspect the installation and maintenance of the satellite dish.
6. Once installed, the owner will be responsible for the maintenance of the dish. The Unit Owner shall at all times keep the satellite dish in good repair. If additional cost to the Association is required to maintain the portion of property on which the dish is installed, the Board may assess this cost back to the Unit Owner. If it is necessary for the Association to remove the satellite dish to perform maintenance, the Unit Owner will be advised accordingly.
7. The Unit Owner shall be responsible to fund the cost of any maintenance, repair or replacement to the Building resulting from installation of the satellite dish. In addition, the Unit Owner must restore the Building to its original condition upon removal of the dish.
8. The Unit Owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents and members from any and all claims, controversies or causes of action resulting from the installation or use of this satellite dish, including the payment of any and all costs of litigation and attorneys' fees resulting therefrom. Owner agrees to be responsible for any damage to the property or any injury to any individual as a result of the installation of the dish.
9. Upon transference of the ownership or occupancy of the unit, the Owner shall remove

the satellite dish and shall be liable for any damage to the Building associated with the removal. If the Owner should fail to remove the satellite dish, then the successor in title, including any purchaser by Articles of Agreement for Warranty Deed, or tenant, shall be obligated to comply with these Rules and Regulations and the obligations set forth herein. The Board must be notified when equipment is removed to schedule an inspection with the Association's roofing contractor.

10. All satellite dishes shall be installed in strict compliance with these Rules and Regulations. Any deviation from these Rules and Regulations without the written consent of the Board of Directors may result in the dismantling and removal of the satellite dish by the Association upon ninety (90) days written notice. All costs of removal and restoration shall be borne by the Unit Owner. The Association reserves the right to levy a continuing and daily fine for each and every day an unauthorized satellite dish shall remain on the premises after the Unit Owner has been notified to remove it or advised to re-install the dish in conformance with the Rules and Regulations. The fine shall be set by the Board of Directors in accordance with approved guidelines for fines.

Effective: June , 2013

Reviewed: June 8, 2016