

STRAWBERRY SQUARE HOMEOWNERS' ASSOCIATION
ARCHITECTURAL GUIDELINES

SATELLITE DISH INSTALLATION AND PLACEMENT

References:

- *U.S. Code of Federal Regulations, Title 47 (47 CF.R. §1.4000), the "OTARD Rule"*
- *California Civil Code, Section 1376 -1378*
- *Strawberry Square HOA, current CC&Rs, Section 6.10*

These guidelines apply only to over-the-air reception devices ("satellite dishes") that are one meter (39.37 inches) diameter or less and that are designed to receive: direct broadcast satellite service, video programming service via multipoint distribution, digital television signals, or fixed wireless technology. The installation of other types of reception devices is prohibited, such as AM/FM radio, "ham" radio, "citizen's band" radio, or hub/relay antenna.

Dish Location

Devices may be installed on the owner's property. However, installation is prohibited anywhere in the Common Area (lawns, tennis court, playgrounds, etc.) or in areas where installation would damage components (such as roofs or fences) maintained by the Association. The device shall be professionally installed, and the owner is solely responsible for the installation expense.

The device may be positioned as necessary on the owner's property for receiving an adequate quality signal. The Association recommends attaching the device securely to the fascia or eaves, as shown here:



Under the eave
mounting



Fascia (side) mounting

Installation Methods

Installation shall not damage the structural integrity of the roof. ***Any dish installation which causes penetration of the roof shingles and/or underlayment-- such as nailing, screwing, or drilling through the shingles-is prohibited.***

Each homeowner assumes all risk and is fully responsible for the cost of damage to their own property, to neighboring properties, and/or the Common Area that is caused by the improper installation, use, or removal of a satellite device. The owner accepts liability for resulting damage for any installation that penetrates the building's structure and causes water leaks, pest infestation, etc.

Notification to the Association

Approval of the Architectural Control Committee, prior to installation, is not necessary if using one of the two pictured installation methods. The owner is requested to notify the Association within 30 days after the installation. However, if a different installation method is planned, the plan must be submitted to the Architectural Control Committee for approval.

Maintenance

The Association can require the temporary removal of a satellite dish device from any area that the HOA is obligated to repair, replace, or maintain, for the purpose of performing necessary maintenance. The cost of removal and replacement shall be borne by the owner. The HOA accepts no responsibility, and owner shall hold the HOA harmless, for signal quality issues or signal performance of a satellite dish following removal and replacement.