

Crystal Lakes Home Owners Association

Architectural Guidelines for Installation of Satellite Dishes

Property Owners may install satellite dishes as outlined below.

Antenna Size & Type

1. Only Direct Broadcast Satellite (DBS) Dishes or Multipoint Distribution Systems (MDS) that are one meter (39") or less in diameter may be installed. Antennas/satellite dishes larger than one meter are prohibited.
2. Installation of transmission-only antennas are prohibited unless approved by the Board.
3. All antennas/satellite dishes not covered by the FCC are prohibited.

Installation Restrictions

1. Satellite dishes shall be installed solely on individually-owned property. Satellite dishes shall not encroach on common areas or any other owner's property.
2. Satellite dishes shall be located in a place shielded from view (not to be offensive) from the street or from other lots to the maximum extent possible; provided, however, that nothing in this rule would require installation in a location from which an acceptable quality signal may not be received.
3. Satellite dishes shall be installed no higher than is absolutely necessary for reception of an acceptable-quality signal.
4. All installations shall be completed so that they do not damage the common areas of the Association or the lot of any other resident, or void any warranties of the Association or other owners, or in any way impair the integrity of buildings on common areas or lots.
5. Property owners are responsible for all costs associated with the satellite dish, including but not limited to costs of:
 - A. Place (or replace), repair, maintain, and move or remove satellite dishes;
 - B. Repair damage (s) to the common property, other lots, and any other property damaged by satellite dish installation, maintenance or use;

6. Satellite dishes must be secured so that they do not jeopardize the soundness or safety of any other owner's structure or the safety of any person, including damage from wind velocity.

Installation Location Options

Satellite dishes may be installed on the side wall of the upper-most floor on the back of the structure. The cables must enter the unit directly behind the dish so the dish is shielding the cables. No satellite dishes may be installed on the front of the building structure.

Note - Satellite dishes shall be installed and secured in a manner that complies with all applicable city and state laws and regulations and manufacturer's instructions.

Camouflaging

1. Satellite dish cables must enter the unit as immediately as possible.
2. Cables cannot be visible on the exterior of the structure.

Satellite Dish/Unit Maintenance

1. Property owners shall not permit their satellite dishes to fall into disrepair or to become safety hazards.
2. Property owners shall be responsible for all satellite dishes maintenance and repair.