

EL DORADO LAKES CONDOMINIUM ASSOCIATION SATELLITE DISH POLICY

Revised & Adopted September 2011

The following policy has been adopted by the Board of Directors to govern the installation, maintenance and removal of all Satellite Dishes within the El Dorado Lakes Condominium Association.

For purposes of this Policy, Satellite Dish or Satellite Dishes refers to any device used to receive video programming signals and/or used to receive and transmit fixed wireless signals, including direct-to-home Satellite Dishes that are one meter (39.37") in diameter or less, TV antennas and wireless cable antennas designed to receive signals from direct broadcast satellites (DBS), multi-channel multipoint distribution (wireless cable) providers (MMDP) and television broadcast stations (TVBS). Any other term in capital letters shall have the same definition as set forth in the Declaration of Covenants, Conditions, and Restrictions for El Dorado Lakes Condominium Association.

These rules apply equally to Owners, their tenants, family members and any other Unit occupants.

INSTALLATION:

1. Prior to the installation of a Satellite Dish, Owners shall complete and submit an Informational Satellite Dish Installation Request Form which can be obtained through Emailing our office at (contactus@cardinal-online.com) or mail to

Cardinal Property Management, Inc.
825 N. Park Center Drive, Suite 101
Santa Ana, CA 92705

- Upon approval by the Board of Directors (BOD) Architectural Grounds Committee (AGC), installation is permitted only in the location approved by and shall not be moved without prior written BOD/AGC approval.
2. Installation of a Satellite Dish is permitted if it is mounted securely to a 2 inch thick plywood base and put on the roof, stabilized with cinder blocks. Absolutely no screws, bolts or nails are to be put into the rooftop.
 3. Installation of a Satellite Dish, any device of any kind designed to broadcast radio or television signals, or an antenna used for amateur (HAM) radio, citizens band (CB) radio, FM or AM radio service, satellite radio or used as a hub to relay signals among antennas is strictly prohibited.

4. Installation and removal of all Satellite Dishes shall be performed by a licensed contractor carrying adequate workers compensation and general liability insurance, listing El Dorado Lakes Condominium Association as an additional insured, to ensure the safety of the Owners, their guests and tenants and the Common Area.
5. Installation of a Satellite Dish larger than one meter (39.37”) is strictly prohibited. A maximum of one Satellite Dish per Unit only may be installed. The Satellite Dish must be condo labeled identified.
6. Satellite Dishes installed must not encroach into or onto any other Common Area elements, the Separate Interest or Exclusive Use Areas of other Owners.
7. To the maximum extent possible without unreasonably increasing costs or preventing receptions of an acceptable quality signal, all exterior wiring shall be installed in a manner which minimizes visibility. All wiring shall be tightly secured in areas where it runs along the exterior of the unit to minimize its visual impact on the unit and surrounding property and to minimize the safety hazards. All exterior wiring must be black or painted the same color of the attached exterior. Correct colors can be obtained from CAMC Services, Inc.
8. Satellite Dishes shall be installed in a manner which prevents harm to any person or jeopardizes the structural soundness of any buildings. To ensure their safety, all Satellite Dishes shall be installed in accordance with the manufacturer’s instructions as well as any government ordinances, regulations or laws, and so as not to present a hazard. All Satellite Dishes must be permanently grounded to prevent electrocution or fire.
9. Satellite Dishes shall be installed so as not to harm or damage the Association’s Common Area elements or void any warranty’s held by the Association or other Owners. Owners must have prior written AGC/BOD approval to install the Satellite Dish.
10. Non-functional Satellite Dishes and/or Satellite Dishes not in actual use shall be removed immediately.

MAINTENANCE:

1. If Association maintenance requires temporary removal, Owners of a Satellite Dish shall be provided ten (10) day notice in order to have the Dish removed. If an Owner does not have the Satellite Dish removed within the ten (10) day notice period, the Association shall remove the Satellite Dish and the Owner shall be responsible for any and all costs incurred by the Association. The Association shall not be liable for any resulting damage, which may or may not occur, to the Satellite Dish from its removal by the Association.

2. Owners of Satellite Dishes are responsible for all maintenance and associated up-keep. Owners shall not allow their Satellite Dishes to fall into disrepair or to become detached. If a Satellite Dish falls into disrepair or becomes detached so as to create a safety hazard, the Association may remove the Satellite Dish at the Owners expense without notice.
3. Owners of a Satellite Dish agree to indemnify and hold harmless the Association for damage to the Common Area or any person caused by an Owners negligent maintenance, repair and/or installation of a Satellite Dish.

REMOVAL:

1. Immediately upon removal of a Satellite Dish, the installation location must be restored to its original condition. Owners are responsible for all costs associated with the restoration.
2. Owners are responsible for having the Satellite Dish removed and restoring the area to its original condition.
3. If the Unit is being sold and the new owner accepts, in writing, the continued maintenance responsibility of the Satellite Dish pursuant to the Policy, the Satellite Dish may stay and is the new Owners responsibility.