



# WILLOW HAVEN COMMUNITY ASSOCIATION

## *SATELLITE DISH AND ANTENNA POLICY*

### 1. **AREAS UNDER AN OWNER'S EXCLUSIVE USE AND CONTROL.**

(a) ***Dishes.*** Satellite dishes and antennae designed to receive video programming services via multi-point distribution services may be installed in an area under an Owner's exclusive use or control so long as such antennae and satellite dishes are (i) one meter or less in diameter, (ii) installed in the least visually obtrusive portion of an Owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive, and (iii) either screened from view or painted to match the surrounding area so as to blend in with the surrounding area, so long as such screening or painting is not unreasonably expensive.

(b) ***Broadcast Antennae.*** Antennae designed to receive television broadcast signals may be installed in an area under an Owner's exclusive use or control so long as (i) an acceptable quality signal cannot be received via an indoor antenna (*e.g.*, an antenna mounted in an attic, "rabbit ears," etc.), (ii) the antenna used is the smallest size available at a reasonable cost that receives an acceptable quality signal, and (iii) the antenna is installed in the least visually obtrusive portion of an Owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive.

(c) ***Notification.*** After installing an outdoor antenna or satellite dish pursuant to Paragraph (a) or (b) above, the Owner must complete and submit a Notification form to the Association. The Association will inspect the antenna or satellite dish to determine compliance with the above requirements.

(d) ***Locations that are under an Owner's exclusive use or control.*** In addition to the interiors of the Units, the areas that are under an Owner's exclusive use or control are the deck, entry/side yard and patio/courtyard.

### 2. **AREAS NOT UNDER AN OWNER'S EXCLUSIVE USE OR CONTROL.**

Owners are not permitted to install satellite dishes and antennae in areas that are not under the Owner's exclusive use or control. Such areas include Common Property, including but not limited to, landscaped areas, the roofs and the condominium building exteriors.



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### NOTIFICATION OF SATELLITE DISH OR ANTENNA INSTALLATION

Satellite dish or antenna installations must comply with the Willow Haven Community Association Satellite Dish and Antenna Policy. Please read the Policy carefully to make sure your intended installation fulfills all requirements. This form must be submitted to the Association within seven (7) days of installation of a satellite dish or antenna.

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Lot No. \_\_\_\_\_

Tract No. 31177

Type/Model of Satellite dish or antenna: \_\_\_\_\_ Diameter: \_\_\_\_\_

Satellite dish or antenna location: \_\_\_\_\_

Sketch location relative to building:

Is satellite dish or antenna screened?  Yes  No

Is satellite dish or antenna painted to match the building surface or blend with surrounding?  
 Yes  No

Date of installation: \_\_\_\_\_

Please send your completed form to the address below:

Willow Haven Community Association  
C/o StoneKastle Community Management, Inc.  
22722 Old Canal Rd, Unit B, Yorba Linda, CA 92887