

**PALMETTO WOODS HOMEOWNERS' ASSOCIATION**  
**SATELLITE DISH INSTALLATION GUIDELINES AND RULES**

**1. ACCEPTABLE SATELLITE DISHES** - One direct broadcast satellite (DBS) and one multipoint distribution service (MDS), one meter (approximately 39") in diameter or less, and one antenna designed to receive television broadcast signals (hereinafter referred to in the entirety as "dish") per Residence, are permitted. Additional dishes may not be installed unless the Owner establishes a specific need for such dish reasonably acceptable to the Board. Dishes shall be no larger nor installed any higher than is absolutely necessary for reception of an acceptable quality signal.

**2. LOCATION OF INSTALLATION**

A. A dish must be installed indoors unless acceptable quality signals cannot be received. If necessary to install outdoors, the dish **MUST** be installed behind the Residence or in such other location as to ensure that the entire dish is not visible from the street. If an acceptable quality signal cannot be received in a location not visible from the street the dish shall be installed in such a location providing an acceptable quality signal and the maximum protection against visibility from the street as is reasonably possible.

B. A dish must not be attached to or encroach into the Common Elements, which precludes any exterior door or window surface, or another owner's Limited Common Area or Unit. Any installation that partially or fully obstructs or interferes with the entry or exit of a Unit is strictly prohibited for safety reasons, which precludes installation on or within any walkway or driveway. Installation upon or attached to any heating, cooling, or ventilating equipment or concrete pad, or any other utility system is also prohibited for safety reasons.

**3. INSTALLATION OF SATELLITE DISH**

A. A dish must be installed in compliance with local building and safety codes, in accordance with the manufacturer's instructions, and shall not damage or impair the Common Elements or Limited Common Area.

B. The installation shall take aesthetic considerations into account. There shall be **NO** exposed wiring on the exterior of the building. Any portion of the dish, mast, and wiring that are visible on the exterior of the Residence shall be painted to match the color of the structure they are adjacent to.

C. The installation of wiring shall not impair the integrity of the building. There shall be no penetration on the Common Elements or Limited Common Area unless it is necessary to receive acceptable quality signals. If the installation of a dish is necessary, other than the Association's satellite dish system, the dish must be placed in the Owner's patio area and the cable must be placed in an underground trench through the Common Elements to the end of the building where the Association's hookup box is located. If penetration of exterior surfaces is necessary for wiring then the penetration shall be sealed and waterproofed in accordance with applicable building codes and industry standards.

D. A dish must be camouflaged, screened and/or shielded by landscaping or other objects, such as imitation rocks, as approved or instructed by the Board to prevent view of the dish to the maximum extent possible.

E. All contracted installers must maintain general liability insurance, including completed operations of at least \$1,000,000.00 and Worker's Compensation coverage.

**4. MAINTENANCE**

A. Dish owner is exclusively responsible for all maintenance costs including, but not limited to, costs to replace, repair, maintain, move (either on a temporary basis when necessary in conjunction with the Association's maintenance of these portions of the development property for which it is responsible) or remove the dish, for the repair of all damage to any property (including, but not limited to, all Common Elements) caused by the installation, maintenance, or removal of the dish, and to pay any medical expenses or other damage or losses for any person's injuries caused by installation, maintenance (or lack thereof) or removal of the dish.

B. Owners have 72 hours to remove or repair a dish if it becomes detached. The Association may remove the dish at the Owner's expense after 72 hours, or anytime if the detachment threatens the safety of persons or property.

C. Upon the sale or transfer of the Unit the dish must be removed and the area restored to its original condition.

D. Upon the cancellation of satellite service the satellite dish must be removed and the area returned to its original condition.

**5. MASTS** - Mast height may not be higher than absolutely necessary to receive acceptable quality signals. Masts extending greater than 12 feet above the roofline must be pre-approved, and must be installed by a licensed and insured contractor.

**6. NOTIFICATION OF WAIVER** - The attached notification and waiver, along with a drawing of the proposed dish installation location, height, and screening materials must be submitted to the Board prior to any installation.

**7. SEVERABILITY** – If any of the foregoing guidelines and rules or provisions are declared void, such provision shall be deemed severed from these guidelines and rules which shall otherwise remain in full force and effect.