

MANCHESTER PLACE HOA ANTENNA PLACEMENT SPECIFICATIONS

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The Association must be notified of satellite dish installations and the installations must follow the Association's placement specifications. A small satellite dish may be installed inside the patio area or on the deck of a unit for the purpose of receiving over-the-air-television signals. The satellite dish shall:

- Be installed in the least conspicuous location possible.
- Be installed so that the dish is not attached in any way to any building, structure, railing or fence. Dish shall be installed on a free standing mast.
- Be installed so that the cable enters the building through an existing opening. No additional openings shall be installed in the building.
- Be a color that blends with surroundings and be screened as much as possible from view as long as an acceptable quality signal can be received.
- Be installed so as not to create a safety hazard that could cause injury or damage to people or property.

If an acceptable quality signal cannot be received from a unit's patio area or deck, the following placement specifications shall apply in addition to those above. **Prior written approval is required.**

- The dish may be located in the common area next to the front porch on a free standing mast.
- Buildings 15504 and 15554 may install a dish on the interior of the parapet that surrounds the roof.

There will be exceptions to compliance with the above placement restrictions and policies if they unreasonably delay installation; unreasonably increase the cost for installation, maintenance, or use; or if they preclude acceptable quality signals. No installations will be permitted that will create a safety hazard to people or property.

No television signal reception device shall be placed on or be attached to any common element nor shall the device extend into any common airspace without prior written approval of the Board of Directors.

INDEMNIFICATION AGREEMENT

I will be installing the following over-the-air television signal reception device:

Size and Type of Device: _____

Service Provider: _____ Installed by: _____

Location: _____ Where cable enters building: _____

I, _____, owner of _____, agree:

- To assume all responsibility for any injury or damage to people or property caused by the device or the installation, maintenance, use and/or removal of the device.
- To require the installation contractor to have liability and workers compensation insurance and to assure that the device will be installed according to the Association's specifications and requirements.
- To remove the device upon selling or transferring ownership of the above condominium unit. The Association shall be notified of removal within 48 hours to assess any damage to the unit or common areas.
- To maintain the device in good repair and appearance.
- To provide to the Board of Directors evidence of compliance with all zoning and building codes and all manufacturer's installation requirements.

Signature of Unit Owner _____ Date _____