

MARIEMONT LANDING HOMEOWNERS' ASSOCIATION
ARCHITECTURAL GUIDELINES RELATED TO
THE INSTALLATION OF SATELLITE DISH/ANTENNA

Updated October, 2014

ANTENNAS AND SATELLITE DISHES

A. Authority and Rationale

Because satellite dishes or antennas, depending upon their location and visibility can impact the look and character of our neighborhood, ultimately impacting home values, and because one of the primary charges of your Homeowners' Association is to take appropriate steps to preserve and maximize our home values, the Board has approved this Guideline in order to implement the specific terms of the Declarations (Section 9.2.15) that we all agreed to and to which we are all legally bound by virtue of our owning property in the Mariemont Landing Development.

Also, because we are all neighbors here and must recognize that actions we take with regard to our property may have an impact on the enjoyment by our neighbors of their property, the Board wants to encourage neighbors, especially those owning adjoining lots, to speak to one another about the appropriate location before installing a satellite dish or antenna.

B. Notification

Prior to installation, submission of a completed Notice of Intent to Install Antenna/Satellite Dish is required to be submitted to the Board of Trustees of the Mariemont Landing Homeowners' Association.

The person submitting this Notice shall be the owner of the property upon which the satellite dish is to be installed. Owners are encouraged to work with and consult with the Association and its Board to determine the suitable location of the satellite dish prior to installation. The location should be unobtrusive, but this requirement is not intended to unreasonably delay installation, unreasonably increase the cost of installation, maintenance or use, or prevent the reception of an acceptable quality signal.

C. Type and Size

For the purposes of these Guidelines, the term "Antenna" includes any direct broadcast system (DBS) satellite dish or wireless cable antenna system (MDS or MMDS) and any component of or addition to such antenna, including, without limitation, poles, masts, brackets, cables, or wiring.

Antennas or dishes over one meter in diameter are prohibited. Only antennas or dishes that are permitted under the Telecommunications Act or 1996 and regulations promulgated by the Federal Communications Commission as a result of this Act may be installed on a lot.

D. Installation

Any permitted antenna or dish must be installed within the boundaries of the Owner's Lot and may not be installed on Common Area or adjacent lots. The Board requests and recommends that antennas or dishes be installed on the roofs of homes.

Installation must be in accordance with all applicable building, fire, electrical and related codes. All installations shall be in accordance with the manufacturer's installation specifications.

Dishes, masts, and antennas need not be painted over, but wires and cables running along the buildings shall be painted to match the buildings along which they run. Wires and cables should be installed so as not to be visible from the street. Dishes are not to be attached to building/home sides and should be mounted on the rear-facing section of the roof. No dishes/disks are to be attached to decks or patios or free-standing yard posts.

E. Location

Satellite dishes or television antennas should be installed in the least obtrusive location on the home and/or property. All wiring and materials associated with the antenna should also be concealed and as unobtrusive as possible.

The Association requires that all direct broadcast satellite dishes and antennas be placed in locations that are architecturally and visually pleasing to the neighborhood as a whole as long as the regulations:

1. Do not cause unreasonable delay or prevent installation or maintenance.
2. Do not unreasonably increase the cost of installation, maintenance or use.
3. Do not preclude reception of an acceptable signal.

The Association requests that antennas and satellite dishes be placed on the owner's main roof or roofs of garages where signal reception is acceptable.

Satellite dishes or antennas are not allowed to overhang on a neighbor's property or over the Association Common Areas.

1. Antennas or dishes are not allowed to be located or partially located in or over Association Common Area or on a neighbor's property.
2. The Association requires that antennas or satellite dishes not be placed on roofs on the front of homes.

F. Color

Elevated installations must be of a color, or changed to a color, that is reasonably compatible with the color of the exterior of the home adjacent to the installation, provided it will not interfere with reception or impose unreasonable cost.

The Association requests that homeowners direct their installers to determine the best location on the owner's property that will adhere to these guidelines. The Association is aware that many installers (because of lack of time or lack of proper equipment) will place antennas or satellite dishes in the most convenient location for the installation company and not take the time to consider what is best for the owner or the Association. If owners have questions about the proper location of their satellite dishes, the HOA Office should be contacted for guidance before the dish is installed.

Homeowners are totally responsible for any maintenance associated with the antenna or satellite dish and are responsible for removal.

Pursuant to the Declarations, Homeowners will also indemnify and be liable to the Association if the Association incurs any maintenance or repair costs resulting from willful or negligent acts or omissions by the Homeowner or his/her agent associated with the installation, maintenance or repair of any antenna or satellite dish installed on the Homeowner's property.