

The Board of Directors of Ridge 22 Condominiums
Association Adopting a Policy for the Placement, Use and
Maintenance of Satellite Dishes

Adopted: August 11, 2009

WHEREAS, The Bylaws of Ridge 22 Condominiums Association, Article VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS, Section 7.1 "POWERS" state: "The Board of Directors shall have the power to: (a) adopt and publish rules and regulations governing the use of the Common Elements and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof."

NOW, THEREFORE, BE IT RESOLVED THAT, The Board of Directors of Ridge 22 Condominiums Association establishes a policy for the placement of satellite dishes that implements the Federal Telecommunications Act of 1996 and its subsequent rules. The following resolution is hereby adopted specifying the acceptable placement, use and maintenance of satellite dishes in and around the Ridge 22 Condominiums Association complex.

POLICY FOR THE PLACEMENT OF SATELLITE DISHES

OWNERS MAY INSTALL ONE SATELLITE DISH PER CONDOMINIUM UNIT.

OWNERS MUST COMPLY WITH THE FOLLOWING RULES AND RESTRICTIONS WITH RESPECT TO THE INSTALLATION, USE, MAINTENANCE AND REPLACEMENT OF SATELLITE DISHES.

UPON ENACTMENT OF THIS POLICY, OWNERS ARE EXPRESSLY PROHIBITED FROM INSTALLING SATELLITE DISHES IN THE COMMON AREAS WITHOUT PRIOR APPROVAL OF THE BOARD OF DIRECTORS. HOWEVER, IT IS THE INTENTION OF THE BOARD OF DIRECTORS TO IDENTIFY COMMON AREA INSTALLATIONS IN THE FUTURE THAT MAY BE ACCEPTABLE TO THE ASSOCIATION.

DEFINITIONS

“Association” means Ridge 22 Condominiums Association.

“Common Areas”, as defined by the Association’s BYLAWS, ARTICLE 2.7 COMMON ELEMENTS include, but are not limited to, those parcels shown in the Ridge 22 Condominiums Plat, and in more detail, parking spaces, drives, recreation buildings and facilities, sidewalks, drain systems, walls, landscaping, trash enclosures, utilities (water, sewer, gas, telephone, electric) owned and maintained as private lines by Ridge 22 Condominiums, and all parts of the Parcel, Buildings, Improvements and items not being contained within the condominium units’ cubic content space.

“Exclusive Use Area” means the limited Common Area in which the Owner has a direct or indirect ownership interest and that is designated for the exclusive use of the Owner. In the Ridge 22 Association unit complex, the only such areas are the patios and balconies adjoining the Owners unit.

“Owner” means the lawful owner of any unit at Ridge 22. For purposes of this policy, “Owner” also includes a tenant or other lawful occupant of a unit.

POLICIES

A satellite dish shall not exceed one meter in diameter.

Location of satellite dishes:

- i. Satellite dishes must be installed in the Owner’s unit or wholly within the unit Owner’s Exclusive Use Area (i.e. patio or balcony) or those Common Areas acceptable to the Association as determined by the Association’s Board of Directors.
- ii. Satellite dishes shall not extend beyond the edges of or into the air space beyond the edges of a patio/balcony. Satellite dishes shall not encroach upon the general Common Areas, general Common Area air space, any other Owner’s individual unit or Exclusive Use Area, or the air space of another Owner’s Exclusive Use Area.
- iii. Satellite dishes shall be located in the least obtrusive location, a place shielded from view from outside of the Condominium or from Common Areas or other units, to the maximum extent possible without interfering with the reception or transmission of an acceptable quality signal.

Under no circumstances are satellite dishes to be installed, affixed, or clamped to any Common Areas including, but not limited to exterior building walls, roofs, windows, patio railings, balcony railings, or posts, without the prior consent of the Association's Board of Directors.

The satellite home viewers act, the Federal Telecommunications Act of 1996 and its subsequent rules states that anything extending beyond the physical lines of the actual rented or owned condo space Exclusive Use Area is Common Area controlled by management of the Association.

A satellite dish that is placed on or in a patio, balcony, or window may not protrude outside of the Owner's Exclusive Use Area.

Drilled holes of any kind are not permitted on exterior walls, window frames, or any other Common Area property without prior written consent of the Association's Board of Directors.

The Association requires prior notification and consent before any new installation or any modification to any existing installation can take place. The Association also reserves the right to approve any installation plan, including the installer and to inspect the installation upon completion and at any time thereafter, and to require modifications to an Owner's installation.

Should consent for drilling or amendment of an installation on Common Area property be granted; the Association reserves the right to have its maintenance department or a company of its choice perform the work, review and approve the installation plan and the installer, and the Association reserves the right to charge a reasonable fee for any such services.

There are several options available to complete installation while maintaining the aesthetics of the Common and Exclusive Use Areas of the Ridge 22 Condominiums Association complex; including flat wires that run under doorjambes and windowsills.

An Owner's satellite dish signal may not interfere in any way with any cable or other utility or communications system located at the community or in another Owner's space or any Common or Exclusive Use Areas of the Ridge 22 Condominiums Association complex.

If a satellite dish causes any interference; the Association reserves the right to require the removal of the dish in compliance with Section 207 of the Telecommunications Act of 1996 and its related rules, regulations and interpretations regarding central antenna for the Association.

The Association reserves the right to inspect any installation upon completion and at any time in the future, and the right to require modifications to an Owner's installation.

Notwithstanding the foregoing, the Owner is solely responsible for ensuring the satellite dish is properly and safely installed in compliance with all applicable laws.

Satellite dish removal requires restoration of the installation location to its original condition. The Owner is solely responsible for all costs relating to restoration of the location.

Owners who install satellite dishes within the Ridge 22 complex are solely responsible for all associated costs, including but not limited to:

- i. place (or replace), repair, maintain, move or remove satellite dishes;
- ii. repair damage to any property caused by satellite dish installation, use, maintenance or removal;
- iii. pay medical bills incurred by persons injured by satellite dish installation, use, maintenance or removal;
- iv. reimburse the Association for damage to Common or Exclusive Use Areas and units (to the extent not reimbursed by insurance) caused by satellite dish installation, use, maintenance or removal;
- v. restore prior satellite dish installation sites to their original condition.

IN WITNESS WHEREOF, the undersigned have executed this resolution the 11th day of August 2009:

Cristina Flascencia, president

Signature

Michael W. Van Wageningen

Signature

[Signature]

Signature

Signature

Signature