

## **CHESTNUT ON THE GREEN PHASE II TELEVISION ANTENNA AND GROUND CABLE RULES**

### **GENERAL**

These rules apply to unit owners, their occupants and/or tenants, regarding antennas and equipment for receipt of television (TV) signals. Included are rules for installation of ground-cable TV (e.g., Comcast), direct broadcast satellite services (DBS) and over-the-air antennas. An antenna is described as a device used for receipt of TV signals, including cabling, fasteners and accessories necessary for the proper installation, maintenance and use.

Unit owners shall remain liable for any violations of these rules by tenants or occupants.

### **INSTALLATION RULES FOR ANTENNAS AND CABLE RUNS**

#### **A. Antennas**

1. The size of “dish” antennas, designed to receive DBS services (e.g., direct-to-home satellite services), shall be one meter or less in diameter.
2. In the interest of aesthetics, antennas designed to receive over-the-air local television broadcast signals may be installed only within the Owner’s roof enclosure (crawl) space, not external to the building.<sup>1</sup>
3. Installation of transmission-only (e.g., AF/FM radio, amateur (HAM) radio, Citizens Band) antennas is prohibited.
4. Any antenna not meeting FCC regulations is prohibited.

#### **B. Prior to Installation**

1. Prior to installation of a satellite dish or ground-cable (e.g., Comcast) system, the Owner must present to the Association’s managing agent the name, address and telephone number of the installer, and a fully-completed Indemnification and Hold Harmless Agreement signed by the Owner (form attached).
2. A diagram of the proposed satellite dish installation must also be submitted. The diagram is not required for ground-cable installation.
3. Professional contractors used for satellite dish installation must provide a current Certificate of Insurance indicating that general liability and workers’ compensation coverage is in place and naming the Association as additional insured.
4. All the required documentation for the dish antenna or ground-cable installation must be submitted to the property manager for review. The Association may require changes to the proposed installation diagram required for satellite dishes. Once approved, the authorized Association representatives will sign the Indemnification and Hold Harmless

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<sup>1</sup> This applies to conventional TV antennas, not “dish” antennas.

Agreement. No installation shall proceed before the Owner receives the signed agreement.

**C. Location**

1. Dish antennas must be fastened to the eave or deck wood fascia or deck post. Dishes must not be fastened to the roofing shingles or vinyl siding.
2. Antennas must not extend beyond the owner's area, or encroach on adjacent owners' units.
3. Antennas shall be located in a place shielded from view from the street to the greatest extent possible.
4. For aesthetic purposes, cables from the roof fascia must run down the siding at an inside corner where possible. Use appropriate fastening methods to secure cables.
5. Entry of the cable signal into the unit must be through the one cable enclosure established by the builder (located near the ComEd electrical meter and telephone line enclosure).
6. Cable penetrations through the outside walls and/or the building siding is prohibited.

**D. Installation**

1. All installations shall be completed so they do not damage or impair the integrity of the building.
2. Antenna installation must comply with building and safety codes and to manufacturer's instructions.
3. Cable TV (e.g., Comcast) cables must be buried at least six inches deep following installation.

**E. After Installation and Maintenance**

1. After installation, the Owner shall be responsible for all maintenance and upkeep of the satellite dish, cable and related equipment. However, no maintenance, repair, replacement or removal may be undertaken without notification to and approval from the Association to proceed with the work.
2. If an Owner's satellite service agreement is terminated, the satellite dish, cable and related equipment must be removed. As with installation, the Owner shall be responsible for all damages caused by the removal. All attachment clips made onto siding must be removed and the holes caulked with a matching caulking compound.
3. Prior to a unit being sold, all existing satellite dishes on the owners property must be professionally removed and the mounting surfaces restored to good condition. Removal of the dish must be arranged by the owner, or upon request by the owner, the managing agent will arrange dish removal. The cost for removal must be paid by the owner. The managing agent shall be notified as soon as dish removal is complete. Upon this notification, the managing agent will inspect for satisfactory removal and a good condition of the mounting surfaces. The cost for inspection will be

added to the owner's account. Upon acceptance of proper removal, a release form will be given to the owner by the managing agent. The release form must be surrendered upon closing. A fee of \$250 will be collected at closing if the release is not available.

4. If maintenance by the Association requires the temporary removal of dish antennas, the Association shall provide owners with a 10-day written notice, provided there is no emergency requiring immediate removal. Unit owners shall be responsible for removal or relocation of their antenna before maintenance begins and replacement of their antenna afterward. If the antenna is not removed in the required time, then the Association may do so, at the unit owner's expense.
5. Unit owners are responsible for relocation of their antenna or ground-cable service, including the cost of such relocation, should their service be interrupted by changes in vegetation or by another unit owner's structure modification, such as a deck enlargement.