

Satellite Dish Standard

Crystal Creek Condominium Association

Whereas, the Board of Directors for Crystal Creek Condominium Association has agreed to not restrict a Co-owners right to access a satellite signal or unduly increase the costs of access to a satellite signal for television reception, it is hereby declared that:

- 1) Any satellite dish located at Crystal Creek shall be under 24 inches in diameter.
- 2) Location of the satellite dish shall be at the discretion of the Board of Directors and may not be installed without the express written consent of the Board of Directors in the form of an approved application for installation.
- 3) The satellite dish must be reasonably concealed from the sight-line of street traffic throughout Crystal Creek Condominiums.
- 4) Cable for the satellite dish may not be routed along the exterior surface of the building.
- 5) The approved location for a satellite dish by the Board of Directors shall be awarded on a case by case basis by the Board of Directors. Upon receipt of an approved application for installation of a private satellite dish on the common or limited common elements of Crystal Creek, the owner of the satellite dish shall agree to the following.
 - a) To indemnify and hold the Association harmless for any damage caused to the common or limited common elements of the association and/or any liability arising from the location and installation of the satellite dish.
 - b) To maintain the satellite dish and any related hardware in a manner that causes the equipment to remain reasonably attractive and in sound structural condition.
 - c) To restore any damage to the common or limited common elements as a result of installing, maintaining, removal or replacement of the satellite dish.
 - d) To hold the Association and its vendors harmless for any damage caused to the satellite dish or related equipment in the course of providing maintenance services to the Association, such as lawn maintenance, snow removal, etc.
- 6) The location, use and entitlement to these devices, and these rules governing the same, shall be subject to change as future regulations are promulgated by the Federal Communications Commission. There shall be no vested rights created by any approval; all approvals being simply a license granted on a temporary, conditional basis.

In accordance with the terms listed herein, the Board of Directors does hereby grant the Co-owner _____ whose condominium unit is located at _____ permission to install a private satellite dish in the following manner and at the location described below :

Personal satellite dishes for private home use may not exceed 24" (inches) in diameter, and should be installed on the building structure towards the rear of each home. If not attached to the house, satellite dishes must be installed within five feet of the side rear or direct rear of the home. The color of the satellite dish should closely resemble the portion of the building structure that it is attached to, so as to avoid drawing undue attention to the device.

