

# ***MICHELINA CONDOMINIUM ASSOCIATION, INC.***

## **Policy Title: Satellite Dish**

**Approved By: Board of Directors**

**Date Approved: 05/09/2014**

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### **OVERVIEW**

There is a potential that an owner might wish to have satellite TV service in lieu of bulk cable TV service provided by association. Michelina's Declaration of Condominium permits unit owners to install DDS type satellite dish, but lacks specific details and procedures only referring to rules promulgated by the Association. The intent of this policy is to establish those rules (Declaration of Condominium Article XXXI.C).

### **RATIONAL**

This policy is established to allow owners to install a DDS type satellite dish of their choice by following the proper procedure. It also allows the Association to determine that the choice of location is correct, so it will not create any problem or hazardous conditions for residents and guests, and assures that all costs of installation, maintenance or repair shall be the sole responsibility of the record owner of the condominium unit.

### **POLICY**

In accordance with the FCC "Over-the-air-reception devices" federal rule, any record owner of a condominium who wishes to install a DDS type satellite dish is permitted to do so.

The dish must be totally contained within the confines of their individual unit balcony, and may not extend beyond the balcony or interfere with storm shutter operation or maintenance. The method of installation cannot penetrate the walls, ceiling, floors or glass of the balcony, nor mounting, attachment, or bracing be on railings. DDS satellite dish installation is NOT allowed on the roof, parapet, or overhangs of the building.

Owners are responsible for all expenses associated with dish installation, maintenance and or repair, and monthly service premium. Owners who have installed a satellite dish are not released from their share of common expenses, including Michelina common bulk cable TV service expense.

One dish is allowed per unit. Size of dish is limited to 18" in diameter. Size of rectangular or oval dish is limited to 22"x32".

Location of the satellite dish, as indicated on a drawing, must be specified along with the application form. The Association shall have the final say of this location.

Installation shall to be strong enough to withstand hurricane force wind. Exterior cable length must not exceed 10 feet and must be properly installed, and painted to match the color of exterior wall where such cable is visible from street.

Owners wishing to install a DDS satellite dish must follow the correct application procedure and obtain approval as set forth in this policy. Installation will only be permitted after the attached application is approved by the Board. Violation of this policy shall be subject to \$100.00 fine per day.

Installation of electrical outlet (if needed) must be carried out by a licensed electrician / contractor with proper insurance, and with appropriate permit(s).

A DDS satellite dish must be removed within 30 days of termination of such service. If the record owner sells or transfers ownership of the condominium, the DDS satellite dish shall be removed at the termination of the ownership of that unit.

## PROCEDURE

An owner who wishes to install satellite dish must adhere to the following procedures:

- (1) Owner obtains the ‘DDS Satellite Dish installation request form’ from the Michelina property management company.
- (2) Owner contacts the DDS satellite TV service company to obtain necessary information and decide dish install location.
- (3) Owner fills out the DDS satellite dish installation request form and submits the signed and completed form with required attachments to the Michelina property management.
- (4) Work can only be started after the approval by the Board of Directors (BOD) of Michelina Condominium.
- (5) BOD may deny approval for reasons which conflict with this policy. Owner can correct the reason for denial and re-submit for approval.

The board of directors, after receiving the request form, shall review and approve or disapprove with reason(s) within 15 working days.

### **Applicability:**

This policy applies to all residents of Michelina Condominium.

### **Reference(s):**

Royale Towers Satellite Dish Policy by Royale Towers Condominium, Cocoa Beach, Florida

## Michelina Condominium Satellite Dish Installation Request Form

I \_\_\_\_\_, Owner of unit # \_\_\_\_\_, request approval to install a DDS satellite TV dish at (specific location and attach a sketch) \_\_\_\_\_. I have read and will comply with the requirements of Michelina Condominium Satellite Dish policy and procedure. I understand that I shall be responsible for all costs associated with this installation.

I may be contacted by phone \_\_\_\_\_ and / or Email \_\_\_\_\_

Name of satellite TV service Co: \_\_\_\_\_

Installer Company name: \_\_\_\_\_ License #: \_\_\_\_\_

Phone # \_\_\_\_\_

Shape of dish: \_\_\_\_\_ Size of the dish: \_\_\_\_\_ (inches)

### Owner's Checklist of Requirements (If No, explain why on the back of this form)

1. Is installer licensed to perform installation works? Yes or No \_\_\_\_\_
2. Is installer insured to perform such works? Yes or No \_\_\_\_\_

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### Attachments required: copies of

1. Copy of installer proof of County Permit
2. Copy of installer Proof of insurance
3. Sketch of Proposed dish install location and cable routing and length

### Signature / Approval:

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Board Approval Signature: \_\_\_\_\_ Title \_\_\_\_\_ Date: \_\_\_\_\_