



Bayview Townhomes Homeowner Association Satellite Dish Placement Policy

The Board of Directors at the meeting held on April 13, 2005, in accordance with the Declaration, Section 10.4, has adopted this policy for the installation of a satellite dish on a building in Bayview Townhomes.

At the June 19, 2013 Board of Directors meeting the Board in accordance with Section 10.4 of the Bayview Declaration adopted the following modified Satellite Dish Policy.

- 1) Requests to the Board of Directors for installation of a satellite dish must be made on a "Satellite Dish Request Form" prior to installation and be completed showing the proposed placement of the satellite dish, routing of cable/wires, point of entry for the wiring, dish and hardware size, color and enough information for the Board to make a decision **before** any installation.
- 2) A \$150 deposit is required to cover the eventual cost of Dish removal, this deposit will be held in Trust and is refundable only if the installing unit owner has the Dish removed and the mounting surface properly repaired and painted.
- 3) The homeowner must submit the Request Form with \$150 Deposit and receive written approval from the Board **before** proceeding with installation. It is the owners responsibility to make sure the dish installer has read, understands and follows these installation requirements.
- 4) The Satellite dish must be installed by a licensed professional.
- 5) The Satellite dish may not exceed 30" round or 36" x 24" oval in size and must be of a color approved by the Board.
- 6) The Satellite dish may not be installed on the vinyl siding or roofing of any building or in the yard or any common area. Dishes may not be mounted on decks, porches or any railings. The approved areas for placement are on wood trim around patio doors, windows and wooden bellybands of the requesting owners unit only.
- 7) All cable/wires must be properly routed and fastened in order to maintain safety and an aesthetic appearance. Cable hold down clips or staples can not penetrate vinyl siding or roofing.
All equipment other than dish (i.e. splitter boxes) must be located inside the unit.
Existing wiring designated for cable or phone may not be used as a part of the satellite system.
- 8) To allow feed-through of the cable into a unit, a hole not to exceed 1/2 inch in diameter may be drilled through the building exterior and through the interior wall of the unit. The surface on which the hole is drilled must be wood so that when the wiring is removed, the exterior side of the hole may easily be plugged or puttied and caulked to prevent moisture penetration or pest infestation. **No penetration in any way is permitted of the roofing compound or the vinyl siding.**
- 9) The homeowner is responsible for any costs or damage related to the installation or removal of any hardware associated with the satellite dish.
- 10) When the dish is removed, all structural alterations must be restored to their original condition.
- 11) Should any personal injury or property damage occur which is caused by the satellite dish or installation of the dish, the satellite dish owner is responsible for all personal, legal and repair costs incurred.
- 12) Any violation of this policy without written Board approval carries a level 3 fine in accordance with the Bayview Governing Documents.



SATELLITE DISH REQUEST FORM

Name: _____ Address: _____ Unit: _____

Phone: _____ E-Mail: _____

Company Installing Dish: _____

Describe how dish will be mounted and routing of cable/wire: _____

Please indicate below the location where you are requesting the satellite dish be mounted.
Please keep in mind that no roofing or vinyl siding can be penetrated.

This form must be signed by the Unit Owner and submitted with a check for the \$150 dish removal deposit.

I have read, understand and agree to ensure the installer follows the Bayview Townhomes Satellite Dish Policy.

Owner: _____ Date: _____



ADA Back

2 Bedroom Back

3 Bedroom Back



3 Bedroom Side



3 Bedroom Front

2 Bedroom Front

ADA Front



ADA Side

FOR BOARD USE ONLY

Date Received: _____ Date Reviewed: _____

Approved Denied

By: _____

\$150 deposit received



Bayview Townhomes Homeowners Association
INSTALLERS FORM

**DISH INSTALLER PLEASE READ THESE
REQUIREMENTS BEFORE INSTALLATION.**

Any variations or changes to this approval will require further action by a Board officer.

Board approval has been granted for installation of a Satellite Dish at the location the owner has indicated on the Satellite Dish Request Form :

The following must be observed during installation:

- (1) Satellite dish may not exceed 30" round or 36" x 24" oval in size.
- (2) The satellite dish may not be installed on the vinyl siding or roofing of any building or in the yard or any common area. Dishes may not be mounted on decks, porches or any railings. The approved areas for placement are on wood trim around patio door, windows and wooden bellybands of the requesting owners unit only.
- (3) All cable/wires must be properly routed and fastened in order to maintain safety and an aesthetic appearance. **Existing wiring designated for cable or phone may not be used as a part of the satellite system.**
- (4) No penetration in any way by bolts, screws, staples or nails is permitted of the roofing compound or the vinyl siding. **Any penetration of roofing or vinyl siding will be repaired at the installers expense.**
- (5) All exterior cable/wires must be properly routed and fastened in order to maintain safety and an aesthetic appearance. Stapling or nailing through the vinyl siding is not permitted.
- (6) To allow feed-through of the cable into a unit, a hole not to exceed 1/2 inch in diameter may be drilled through the building exterior and through the interior wall of the unit. The surface on which the hole is drilled must be wood so that when the wiring is removed, the exterior side of the hole may easily be plugged or puttied and caulked to prevent moisture penetration or pest infestation. No penetration in any way is permitted of the building envelope, the roofing compound or the vinyl siding. **All splitters and room distribution cables must be inside the unit and not fastened to the exterior of the building.**
- (7) Should any personal injury or property damage occur which is caused by the satellite dish or installation of the dish, the satellite dish owner is responsible for all personal injuries, legal costs and repair costs incurred.

Thank You,
Bayview Homeowners H.O.A.
Board of Directors

I have read and understand the above requirements,

Signed _____ Date _____
Installer