

LPPOA Rules on Satellite Dishes

Summary of these rules:

Can attach to your house

Not attached to front of house.

Special restrictions for attaching to roof

Restrictions on attaching to pole in ground

Provide a picture after installation

Neat installation

Owner responsible for maintenance and damage

Any homeowner wanting to install or move a satellite dish must follow the following rules:

- ◆ Owner must acknowledge receipt of a copy of these rules. Owner must require that a renter also do the same and take responsibility for any violation by renter. Renter must have written permission of owner prior to requesting board permission to install an antenna. Owner is responsible for notifying a buyer of the unit as the buyer must assume the same responsibilities as the existing owner.
- ◆ Owner must request permission to install a satellite dish PRIOR TO arranging for any installation. Owner agrees that any satellite dish installed in violation of the installation rules is subject to removal by the board at the owner's expense. Owner may request in advance that a representative of the Association meet with the installer to help decide on a location but the inability of the Association to have someone available does not reduce the Owner's responsibility for meeting all the requirements herein.
- ◆ Satellite dishes may not be attached to any part of the front of the house nor any part of the roof visible to the front of the house. Dishes may be attached to a fireplace chimney.
- ◆ The association STRONGLY discourages any attachment directly to the roof of a unit. The homeowner shall be strictly liable for any leaks, roof damage or other problems associated with such installation. If and when the association decides to replace the roof on a unit, the owner is responsible for paying for removal and reinstallation if the satellite dish as well as any additional costs associated with the roof replacement.
- ◆ Satellite dish must be securely attached to the residence, its private stairways or decks and not attached to any portion of common ground or common stairways or walkways. Any metal or wood used for installation shall be primed and painted with exterior gray paint prior to the installation except that the dish structure may be as provided by the manufacturer and zinc-coated or other corrosion-resistant hardware are acceptable. If a

neighbor agrees, owner may attach a satellite dish to an approved part of the neighbor's residence and such written approval by the neighbor must be received by the board. If a neighbor agrees to an installation, the neighbor also assumes the liabilities mentioned in this rule as to installation, use and removal of the satellite dish.

- ◆ Wires and cables shall not be run at angles to the siding but shall run straight across and/or horizontally from the antenna to the point where they enter the house. Every effort must be made to place the cable so that it remains protected.
- ◆ Owner MAY at the discretion of the board be given permission to use a stand-alone pole for installation provided that the pole is placed behind the unit in dirt areas and all cables and wires are buried in accordance with Laurel Park and/or Henderson County and/or NC state codes. Placement of poles in grassy areas is NOT permitted. Owner is responsible for seeing that a professional job of burying the cables is done and the ground restored to its original condition. The association or its contractors are not liable for any damage to cables even if caused by the association or its contractors.
- ◆ Owner shall supply a photograph to the Association after installation clearly showing where the satellite dish was installed.
- ◆ Owner is responsible for maintenance of the satellite dish, poles etc. If the board in the future determines that the installation has become unsightly due to falling, leaning, rusting, corrosion, paint or any other reason, the owner shall bring the installation into as-installed condition within 30 days at owner's expense. If at any time in the future, the owner abandons use of the dish antenna, it shall be removed and the exterior of the home within 30 days and any damages caused by the placement of the antenna are repaired in a professional manner. Failure to do so can result in the board deciding to have the repair done by its contractor at the owner's expense.
- ◆ Owner is totally responsible for any damages that occur in installation, removal or use or caused by installation, removal or use including but not limited to roof, painting, filling or siding repairs to all property. Owner is completely responsible and has liability for damages from any cause including an "Act of God". Owner is additionally responsible for any satellite cable. Owner is strongly encouraged to verify that their homeowner's insurance includes damage and liability coverage for the satellite dish.

Approved by the Board 6/12/2014