

SATELLITE DISH GUIDELINES

1. Satellite dishes or antenna which are 18 inches or smaller in diameter shall be allowed without Architectural Control Committee (ACC) approval if they are attached to the sides, including the rear side, of a dwelling or, with ACC approval as provided below.
2. Any dwelling unit located on a zero lot line, the satellite dish shall be prohibited on the zero lot line side(s).
3. Timberwalk & Timberwalk II communities where dwelling units share a party wall, and a dwelling unit only has a front and a rear side, the satellite dish or antenna which are 18 inches or smaller in diameter shall be placed on the rear side of the dwelling unit, or, the front of a unit with ACC approval as provided below.
4. No satellite dish or antenna shall be placed on any dwelling roofs.
5. No satellite dishes or antenna shall be placed on any portion of common property.
6. No satellite dishes or antenna shall be installed on any front yard or on the front portion of any dwelling, except where placement at such location is the only way to receive video programming through an acceptable quality signal. If this is the case, an application for approval must be submitted to the ACC, which application must provide written verification from the proposed installer, in the form of an affidavit, swearing that the placement of the satellite dish or antenna on any front yard or front portion of a dwelling is the only way to receive video programming through an acceptable quality signal.
7. If a satellite dish or antenna is placed on any portion of the ground on the side or the rear of a dwelling (or in front of a dwelling where necessary to require adequate signal), such satellite dish or antenna shall be hidden from view by a hedge or other landscaping or acceptable covering, which hedge, landscaping or covering must be approved, in advance of the installation of the satellite dish or antenna, by the Architectural Control Committee.
8. All wiring at ground level must be encased in PVC or other wire protection and buried at least twelve (12) inches below ground.
9. All above-ground wiring must be protected with PVC or other wire protection of the same color as fence or building at which it is located, and hidden where possible.
10. Homeowner agrees to hold the Association and its directors harmless from any damage to roofs, exterior walls, irrigation and other sub-systems and the installed unit itself, all of which potential responsibility is to be assumed by the homeowner. Additionally, the homeowner agrees to hold the Association harmless and to indemnify the Association for any claims which may be asserted by any parties by virtue of the installation and use of a satellite dish and any accompanying hardware and wiring.