

VILLAGE TOWNHOMES, INC.
RULES & REGULATIONS - CABLE and SATELLITE DISHES

Keeping the integrity of the common elements of the Village Townhomes Association (VTH) property in a good and orderly manner, the Board has adopted the following rules and regulations:

1. Satellite dishes must be approved by the Board of Directors *prior to the installation*. A satellite dish application is required which may be obtained on the VTH website at www.thevillagetownhomes.org
2. Satellite dishes greater than thirty-six (36) inches in diameter are prohibited.
3. Satellite dishes are to be installed on the fascia board on the rear of the building or the fascia board of the carport if you have an attached carport to your patio.
4. No more than one (1) satellite dish from your provider may be installed per unit.
5. No radio or television antenna shall be affixed to or placed in, through or upon an exterior wall, door, window or roof or any part thereof. It cannot be installed on the roof, chimney, or vent pipes.
6. No cables may be installed along the outside of the wall or over the roof. Cables must enter through the attic. If cable service originated from underground, it must enter the home front no higher than 18 inches from the ground.
7. To protect the health, safety and welfare of the residents, all satellite dishes must be professionally installed. The unit owner must provide proof that the contractor is insured and licensed.
8. In order to protect the health, safety and welfare of the residents and their property the Board reserves the right to inspect the installation and maintenance of the satellite dish. The cost of this inspection may be assessed back to the owner of the residence.
9. Once installed, the owner will be responsible for the maintenance of the dish. If additional cost is required to maintain the portion of property on which the dish is installed, the Board may assess this cost back to the unit owner. If it is necessary for the association to remove the satellite dish to perform maintenance, the owner will be advised accordingly. Association is not responsible for loss of service. Association does not take responsibility for re-installing of satellite dish.
10. The owner shall be responsible for the cost of any maintenance, repair or replacement to the association's property resulting from installation of the satellite dish. Additionally, the owner must restore the Association's property to its original condition upon removal of the dish.
11. The Owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents and members from any and all claims, controversies or causes of action resulting from the installation or use of this satellite dish, including the payment of any and all costs of litigation and attorneys' fees resulting there from. Owner agrees to be responsible for any damage to the property or any injury to any individual as result of the installation of the dish. Upon installation of the dish the owner must execute the attached hold harmless agreement.
12. No exterior modifications may be made to the external walls for installation. No wires may run on the exterior of the building.
13. All satellite dishes shall be installed in strict compliance with these rules and regulations. Any deviation from these rules and regulations without the written consent of the Board of Directors may result in the dismantling and removal of the satellite dish by the Association without notice. All costs of removal and restoration shall be borne by Owner. The Association reserves the right to levy a continuing and daily fine for each and every day an unauthorized satellite dish shall remain on the premises after the Owner has been notified to remove it, or advised to re-install the dish in conformance with the rules and regulations. The Board of Directors shall set the fine(s) with accordance of approved guidelines.

Satellite Dish Installation Application

Name: _____ Date _____

Address: _____

Telephone: _____

SATELLITE DISH SPECIFICATIONS:

COLOR: _____ SIZE: _____

LOCATION: _____

INSTALLER: _____

I/we, the undersigned, do hereby acknowledge that I/we understand the rules concerning the proposed installation of the satellite dish. I/we agree to abide by the rule set forth by the Board of Directors and will be solely liable for maintenance on the satellite dish as more fully set forth in the Satellite Dish Agreement. I/we understand work shall not commence without return receipt of this application with architectural committee member signatures.

Date _____ Signed: _____
Owner(s)

FOR OFFICE USE ONLY:

Date Received: _____ Received by: _____

Date Approved: _____ Date Disapproved: _____

Approved By: _____ Disapproved by: _____

Final Inspection Date: _____ By: _____

Reasons for Disapproval: _____

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