



## **Vineyard HOA Satellite Dish Guidelines**

Per The Declaration of Covenants, Conditions and Restrictions for the Vineyard at Twelve Stones Crossing.....

Page 19 (I) **Antenna and other rooftop accessories.**

"No radio, television or other electronic antenna, aerial or satellite dish, or other reception or transmission device may be erected or maintained anywhere on a building without the **prior written approval of the Board. In no event shall any satellite receiving dish be larger than the largest current industry standard for high definition home television satellite receiving dishes,** and such dish shall not be visible from any adjoining lot, if possible."

1. It should be placed on the back of the house or, if necessary, on the side as near to the rear as possible.
2. The main objective is that you don't see it from the road.
3. It is acceptable to mount it on the back under the eave of the house but preferably it should be on a ground mounted pole.
4. If it is on a ground mounted pole, it should have some plants to try and conceal it somewhat but obviously not to block its signal. If the dish is not placed in an existing landscaped area, then the homeowner, at their expense, will be responsible for having it landscaped to match the existing landscaping after receiving approval from the Board of Directors.
5. Unit owner shall be responsible for any damages to other units, the common elements, the limited common elements, the property, or any part thereof resulting from the placement of and/or the removal of the satellite dish.
6. Under no circumstances shall a homeowner have a dish installed without prior written approval from the Board of Directors.

**UNDER NO CIRCUMSTANCES WILL A ROOF MOUNTED SATELLITE DISH BE APPROVED BY THE HOA BOARD OF DIRECTORS.**