

Rules Regarding Satellite Dish Installations

The Declaration of Condominium and Bylaws that govern Fairway Palms Condominium Association provide specific guidance with respect to the installation of television antenna's and aerial's (satellite dishes). Specifically, these documents require that:

- 1) no items of this type be attached directly to the exterior of the Buildings;
- 2) the sidewalks, and all similar common areas, must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; and
- 3) no antenna or aerial may be erected or installed without the written consent of the Board of Directors of the Association.

With this in mind, the Fairway Palms Condominium Association Board of Directors has established the following Rules regarding satellite dish installations.

- 1.) Prior to the installation of **ANY** satellite dishes, the Unit Owner must submit, in writing, a request to have a satellite dish installed. Included in this submission shall be a diagram/sketch showing where the anticipated satellite dish installation will occur, the name of the satellite provider, and the name on the prospective account. The Board of Directors will review the request and provide an answer within 30 days.
- 2.) Under no circumstances shall a satellite dish be fastened directly to the exterior of the building. All satellite dishes should be fastened to a wood or metal pole that is securely anchored in the ground.
- 3.) All cabling associated with the satellite dish shall be properly buried beneath the ground surface to alleviate damage from landscaping equipment. In addition, all penetrations of the cabling through the exterior walls of the Building shall be adequately sealed to prevent moisture intrusion and insects from entering the Building.
- 4.) As a general rule, satellite dishes shall not be installed in close proximity to sidewalks or along the front (facing the parking lot) portions of the Buildings. The location of the satellite dish installation should be such that it is inconspicuous as possible.
- 5.) Any damage to Buildings or other common elements due to the installation of satellite dishes will be the responsibility of the Unit Owner to correct. If a Unit Owner fails to adequately repair this type of damage, the Association will have the damage repaired and assess the costs to the Unit Owner. In addition, any relocation of a satellite dish that may be required (due to an improper or unauthorized installation) will be the sole responsibility of the Unit Owner. If a Unit Owner fails to relocate a satellite dish after notice of relocation is provided, the Association will remove the satellite dish and assess the cost to the Unit Owner.

The Board of Directors of Fairway Palms II Condominium reserves the right to enforce penalties to persons who violate the above-captioned rules, as well as violation of any other condominium rule. Penalties may include monetary fines and/or removal of equipment installed by others.