

Dear Owner or Resident:

Please read the attached guidelines for Installation of Satellite Dishes. Prior to installing a satellite dish, it is important that you ensure that you will receive reception from your patio or balcony **BEFORE MAKING A COMMITMENT**. (Your satellite representative should be able to assist you with this process.) We have also included a map of the property for your convenience.

Once you have reviewed the guidelines, ensured that you will be able to receive reception, and intend to purchase and install a satellite dish, kindly complete and return this cover sheet prior to installation.

NOTE: Satellite dishes may not be installed anywhere other than on your balcony or patio. Any requests regarding exception to this rule must be submitted in writing to the Architectural Control Committee, and must include the location and method of installation.

If you have any questions, please do not hesitate to contact the management office at 301-493-5100. Your cooperation in this matter will be greatly appreciated.



**Notification of Intent to Install Satellite Dish**

**Please print or type:**

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Parkside Address:** \_\_\_\_\_ **Unit:** \_\_\_\_\_

**Daytime Phone Number:** \_\_\_\_\_

**Planned Location of Satellite Dish:** \_\_\_\_\_

**I have read the guidelines, and agree to install a satellite dish in accordance with the guidelines approved by the Board of Directors.**

\_\_\_\_\_  
**Signature**

*Please submit this application in person or by mail to Parkside Condominium, 10520 Montrose Ave., Bethesda, MD 20814. You may also fax this application to 301-493-5031.*

NOTE: Please be advised that upon resale of your unit, or turnover of occupancy, all satellite equipment and parts must be removed (unless conveyed completely intact) and the common elements restored to their original condition.

**Parkside Condominium  
Antenna Installation Guidelines**

*(These guidelines apply to installation of individual antennas on limited common elements only; antennas may not be installed on common property. Requests for exception to this rule must be submitted in writing to the Architectural Control Committee.*

**I. Preamble**

These guidelines are adopted by the Board of Directors of Parkside Condominium Association, on the day of September 16, 1997, effective immediately, and updated on December 1, 2006

Recitals

WHEREAS, the Parkside Condominium Association (“the Association”) is responsible for governance and maintenance of the Parkside Condominium (“the Community”); and

WHEREAS, the Association exists pursuant to applicable state law and the governing documents; and

WHEREAS, the Association is authorized to adopt and enforce reasonable guidelines in the interests of the Community, pursuant to sections of state law and the governing documents permitting the Association to adopt and enforce rule and guidelines; and

WHEREAS, the Federal Communications Commission (“the FCC”) adopted a rule effective October 14, 1996, preempting certain association restrictions on the installation, maintenance, and use of direct broadcast satellite, television broadcast, and multi-point distribution service antennas (“antennas”); and

WHEREAS, the Association desires and intends to adopt reasonable restrictions governing installation, maintenance, and use of antennas in the best interests of the Community and consistent with the FCC rule.

NOW, THEREFORE, the Association adopts the following “Guidelines,” which shall be binding upon all owners and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted guidelines on the same subject matter.

**II. Definitions**

A. Antenna—any device used for the receipt of video programming services, including direct broadcast satellite (DBS), television broadcast, and multi-port distribution service (MDS). A reception antenna that has limited transmission capability designed for the viewer to select or use video programming is a reception antenna, provided it meets FCC standards for radio frequency emission. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.

- B. Mast–Structure to which an antenna is attached that raises the antenna height.
- C. Transmission-only antenna–any antenna used solely to transmit radio, television, cellular or other signals.
- D. Owner–any association unit owner. For the purpose of these guidelines only, “owner” includes a tenant who has the written permission of the unit owner to install antennas.
- E. Telecommunications signals–signals received by DBS, television broadcast, and MDS antennas.
- F. Exclusive-use area–limited common area of common elements in which the owner has a direct or indirect ownership interest and that is designated for the exclusive use of the owner as defined in the Bylaws.

### **III. Installation Guidelines**

#### **A. Antenna Size and Type**

1. DBS antennas that are one meter or less in diameter may be installed. Antennas designed to receive satellite signals which are larger than one meter are prohibited.
2. MDS antennas one meter or less in diameter may be installed. MDS antennas larger than one meter are prohibited.
3. Installation of transmission-only antennas are prohibited.
4. All antennas not covered by the FCC rule are prohibited.
5. No more than one antenna for each type of service may be installed by an owner. Since we have a master antenna TV system, Comcast Cable TV and Verizon fiber optic services already available at Parkside, there is no need to duplicate these services by an owner or resident.

#### **B. Location**

1. Antennas must be installed solely in the owners' unit or on individually-owned property or exclusive-use area, as designated in the Association Bylaws defining the portions of common, limited common, or individual-owned property. (This may be any front or rear patio area, deck and/or balcony belonging to a unit.) Installation of antennas on a limited common element does not convert the limited common element to individual property.
2. If acceptable quality signals can be received by placing antennas inside a unit without unreasonable delay, or unreasonable cost increase, then outdoor installation is prohibited.

3. Antennas must not encroach upon any common elements, any other owner's individual unit or limited common elements, or the air space of another owner's limited common element.
4. Antennas shall be located in a place shielded from view from outside the community or from other units to the maximum extent possible; provided, however, that nothing in this guideline would require installation in an exclusive use area where an acceptable signal quality cannot be received. This section does not permit installation on common property, even if an acceptable quality signal cannot be received from an individually-owned or exclusive-use area.

#### C. Installation on Exclusive-Use Areas

1. Since the Association already provides a Master Antenna system, only DBS antenna dishes will be considered.
2. To simplify the installation process, an application must be submitted to the Architectural Control Committee (see Section VII).
3. All installations shall be completed so that they do not materially damage the common elements, limited common elements, or individual units, or void any warranties of the condominium association or other owners, or in any way compromise the integrity of the building.
4. Any installer other than the owner shall provide the Association with an insurance certificate listing the Association as a named insured person prior to installation. Insurance shall meet the following minimum limits:
  - a. Contractor's General Liability (including completed operations): \$1,000,000.
  - b. Worker's Compensation: Statutory Limits

The purpose of this guideline is to ensure that antennas are installed in a manner that complies with building and safety codes and manufacturer's instructions. Improper installation could cause damage to structures, posing a potential safety hazard to Association residents and personnel.

5. Antennas must be secured so that they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the antennas, including damage from wind velocity.
6. There shall be no penetrations of exterior or exclusive-use areas of the building unless it is necessary to receive an acceptable quality signal or it would reasonably increase the cost of antenna installation. The following devices shall be used unless they would prevent an acceptable quality signal or unreasonably increase the cost of antenna installation, maintenance or use:
  - a. Devices that permit the transmission of telecommunications signals through a glass pane without cutting or drilling a hole through the glass pane;

- b. Devices, such as ribbon cable, which permit the transmission of telecommunications signals into a residence through a window or door without penetrating the wall; or
  - c. Existing wiring for transmitting telecommunications signals and cable service signals.
7. If penetration of the exterior exclusive use areas is necessary, the penetration shall be properly waterproofed and sealed in accordance with applicable industry standards and building codes. The purpose of this guideline is to prevent structural damage to the building and residences from moisture.

#### D. Maintenance

1. Owners who install or maintain antennas are responsible for all associated costs, including but not limited to costs to:
  - a. Place (or replace), repair, maintain, and move or remove antennas;
  - b. Repair damage to any property caused by antenna installation, maintenance, or use;
  - c. Pay medical expenses incurred by persons injured by antenna installation, maintenance, or use;
  - d. Reimburse residents or the Association for damage caused by antenna installation, maintenance, or use;
  - e. Restore antenna installation sites to their original condition.
2. Owners shall not permit their antennas to fall into disrepair or to become a safety hazard. Owners shall be responsible for antenna maintenance, repair and replacement and the correction of any safety hazard.
3. If antennas become detached, owners shall remove or repair such detachment within 72 hours of the detachment. If the detachment threatens safety, the Association may remove antennas at the expense of the owner.
4. Owners shall be responsible for antenna repainting or replacement if the exterior surface of the antennas deteriorates.

#### E. Safety

1. Antennas shall be installed and secured in a manner that complies with applicable city and state laws and regulations, and manufacturer's instructions.
2. Antennas shall not obstruct access to or exit from any unit, walkway, ingress or egress from an area, electrical service equipment, or any other areas necessary for the safe operation of the condominium. The purpose of this requirement is to

ensure the safety of Association residents and personnel and safe and easy access to the Association's physical plant.

3. Installations must comply with all applicable codes, take aesthetic considerations into account, and minimize the impact to the exterior and structure of the owner's unit.
4. To prevent electrical and fire damage, antennas shall be permanently grounded.

#### **IV. Antenna Camouflaging**

- A. Masts and structural supports shall be painted to match the color of the structure to which they are installed.
- B. Camouflaging antennas through inexpensive screening or plants is required if antennas are visible from the street or other units.
- C. Exterior antenna wiring shall be installed so as to be minimally visible.

#### **V. Antenna Removal**

Antenna removal requires restoration of the installation location to its original condition.

Owners shall be responsible for all costs relating to restoration of this location.

#### **VI. Association Maintenance of Locations Upon Which Antennas are Installed**

- A. The owners retain responsibility for antenna maintenance. Antennas must not be installed in a manner that will result in increased maintenance costs for the Association or for other residents. If increased maintenance or damage occurs, the owners are responsible for all such costs.
- B. If maintenance requires the temporary removal of antennas, the Association shall provide owners with 10 days written notice. Owners shall be responsible for removing or relocating antennas before maintenance begins and replacing antennas afterward. If they are not removed in the required time, then the Association may do so, at the owner's expense. The Association is not liable for any damage to antennas caused by Association removal.

#### **VII. Notification Process**

- A. Any owner desiring to install an antenna must complete a notification form and submit to the Architectural Control Committee (ACC) c/o the Condominium Management Office. If the installation is routine, conforming to all of the above restrictions, the installation may begin immediately.
- B. If the installation is other than routine for any reason, the owner and the ACC must establish a mutually convenient time to meet to discuss installation methods.

### **VIII. Installation by Tenants/Residents**

These guidelines shall apply in all respects to tenants/residents. Tenants/Residents desiring to install antennas shall obtain prior written permission of the unit owner. A copy of this permission must be furnished with the notification statement.

### **IX. Enforcement**

- A. If these guidelines are violated, the Association, after notice and opportunity to be heard, may bring action for declaratory relief with the FCC or any court of competent jurisdiction. If the court or FCC determines that the Association guideline is enforceable, a fine of \$50 per day will be imposed for each day that the violation continues. To the extent permitted by law and/or the governing documents, the Association shall be entitled to reasonable attorney fees, costs and expenses incurred in the enforcement of this policy.
- B. If antenna installation poses a serious, immediate safety hazard, the Association may seek injunctive relief to prohibit the installation or seek removal of the installation.

### **X. Severability**

If any provision is ruled invalid, the remainder of these guidelines shall remain in full force and effect.

## Method of Installation

Any resident with a patio/balcony may request permission from a unit owner and the Board of Directors to install a 10' mast pole. The purpose of this is to mount a satellite dish above the roof line to get acceptable reception toward the southeast horizon. The method of installation is described below.

If you have any questions, please contact the Parkside Management office at 301-493-5100.

1. Attach a 10' by 2" PVC schedule 80 pole with a floor flange caulked to the balcony surface.
2. Use three 2" pipe clamps attached by anchors in the brick mortar joints, with not more than 6" of all-thread. These bracket clamps shall be evenly spaced along the vertical length of the mast pole.
3. Install the signal cable inside the mast pole and exit 2" from the base via a 1" hole facing the building.
4. At the base of the pole a 3/4" hole may be drilled through the brick to the interior of the unit for the purpose of attaching a signal cable to an interior junction box.
5. All holes will be sealed to prevent water infiltration.
6. All mortar holes will be filled upon removal of any dish mast pole.
7. No wires or other hardware maybe be attached to the building structure than what is implied in the above.
8. Pole and brackets must be properly primed and painted McCormick "wheat" Exterior House and Trim paint. No metal materials may be left unpainted which could rust and leave stains on the patio/balcony surface.

