

RIVIERA GARDENS HOA
Satellite Dish Guidelines

In order to preserve the architectural character and appearance of the community; the association requests the residents follow the requirements below when installing a satellite television antenna.

All Satellite Antenna Dishes shall be mounted in accordance with the following Guidelines:

- 1) Owner-applicant shall submit a Satellite Dish Application on the Architectural Variance Form; showing actual or proposed location of the Satellite Dish Antenna prior to any installation. Within 30 days of the association's receipt of the application, the association and owner/installer shall agree upon a date and time for the Architectural Committee and or its representative to meet with owner/installer to approve and identify a permanent location for the Satellite Dish Antenna. All antennas must be located on the second floor roof, mounted on the interior side of the roof shield walls. The antenna must be located where it would be the least visible or obtrusive to the surrounding common areas and streets to minimize any negative impact.
- 2) The Satellite Dish must have a diameter or diagonal measurement of 36 inches or less.
- 3) Installation shall be made in accordance with applicable building, fire, electrical and related codes. A building permit shall be obtained, if required by the local jurisdiction. The association will provide the permanent-mounting block affixed to the interior side of the shield wall to maintain the integrity of stucco and building. The installer can then mount antenna to the provided mounting block.
- 4) Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached. Cabling should be run from the antenna on rooftops to the appropriate Cable junction box for the owner applicant unit, located on lower building wall. Cabling must run vertically from roof down to the existing cable junction box; conduit should be used if more than three cables exist. Installer must utilize any existing satellite antennas with junction blocks, when installing additional subscribers in the same building, to minimize the number of antennas to any one roof. If Satellite dish antenna, mast or wiring is visible they shall be painted so as to blend into the background to which it is mounted or placed. Installer shall not drill through stucco walls to run cable into units or run through windows. Installer must utilize the existing wall mounted cable junction boxes for appropriate unit, located on each building.
- 5) Owner- Applicant shall be responsible for the cost of maintenance, paint, repair and replacement of any parts of satellite dish, if for any reason, the exterior surface of the antenna or parts become worn or deteriorated.
- 6) Owner-Applicant or installer shall be responsible for any damage to any and all real or personal property or for any injury resulting from the installation of the satellite dish and or the continued use or maintenance, including any damage to association's common area and or roof system.
- 7) If for any reason Owner does not provide notice to association and or installs the satellite dish in an location, which is not consistent with these Guidelines, the association shall have the right to require the owner to move the satellite dish to another location in accordance with these guidelines. Any additional cost for relocating the satellite dish due to owner's failure to comply with these Guidelines shall not constitute an unreasonable increase in costs, as that term is used herein. In any action to enforce compliance with this section, the prevailing party shall be awarded reasonable attorney's fees.