

COVENTRY POINTE HOMEOWNERS ASSOCIATION
Satellite Dish Resolution

Whereas, Article III, Section 3.1 of the Declaration of Covenants, Conditions, Easements and Restrictions creating the Coventry Pointe Homeowners Association provides for a Board of Directors which shall have all the power to act on behalf of the Community Association: and

Whereas, Article III Section 3.2 of the same Declaration provides for the Board to have the right to impose rules and regulations governing the use and care of portions of the Community Facilities and Limited Community Facilities;

Whereas, Article V of the same Declaration sets forth use restrictions of the Community and Section 5.9 provides for the use restrictions to be amended by the Board from time to time without approval of the members;

Whereas Article IX, Section 9.2 of the same Declaration, sets the architectural review and approval process for the Community;

Whereas, Article V, Section 15.5 of the Declaration prohibits installation of satellite dish antenna, however due to the Federal Communications Commission adoption of rule implementing Section 207 of the Telecommunications Act of 1996, which allows the installation of satellite dish and antenna but allowing community associations to impose guidelines which will not impair receiving a quality signal nor at an unreasonable cost;

THEREFORE, BE IT RESOLVED that effective October 1, 1997 these procedures will apply:

All requests are to be submitted on the Architectural Request Form.

- A). Satellite dishes must be 18 inches or less in diameter.
- B). Satellite dishes must be placed in the least obtrusive location possible. The following locations must be explored in the order stated as follows:
 - 1. Inside the attic of the residence.
 - 2. In landscaped beds to the rear of the residence.
 - 3. Within landscaped beds to the side of the residence.
 - 4. Within landscaped beds to the front of the residence.
 - 5. Roof installation, provided the satellite dish is located below the rear peak of the roof.
- C) Satellite dishes must be located a minimum of ten feet (10') from any adjoining property.

- D) Satellite dishes must match the color of the home structure (beige), if placed at or near the ground, and of the roof color if mounted on the roof.
- E) Satellite dishes must be for the personal use of the owner of the residence.
- F) Only one (1) satellite dish permitted per residence.
- G) Is subject to the approval of the Architectural Review Committee in all respects.

Application process:

1. If an acceptable quality signal cannot be obtained at a reasonable installation cost under requirement B(1) above, then the applicant may submit a request pursuant to the lowest number installation guideline for which an acceptable quality signal can be obtained at a reasonable installation cost, along with an explanation of why the lower number(s) installation will involve either unreasonable cost or will not result in an acceptable signal.
2. Notwithstanding, the requirements of B above, a satellite dish may be placed on a deck surface if the deck is surrounded by a railing or on the inside of the railing if below the rail line.
3. The Community Association will require a waiver for damages and liability relative to damage to the roof or for roof leakage.
4. If Federal regulation changes, the Community Association has the right to have the homeowner remove the satellite dish at the owner's expense.
5. The professional satellite dish installer must furnish a current Certificate of Insurance demonstrating adequate workers' compensation and public liability insurance.

APPROVED: THE COVENTRY POINTE BOARD OF DIRECTORS

Larry L. Mathews
 Larry L. Mathews, President
 Coventry Pointe Board of Directors

8/19/97
 Date

Carol Walsh
 Carol Walsh, Secretary
 Coventry Pointe Board of Directors

8/20/97
 Date