

**ASSOCIATION OF UNIT OWNERS OF
TANGLEWOOD HILLS CONDOMINIUMS**

Resolution of the Board of Directors

SATELLITE DISH POLICY

IT IS HEREBY RESOLVED that the Board of Directors adopts the following rules regarding satellite dishes:

1. The satellite dish may not be placed upon any general common element of the Condominium. General common elements are those portions of the Condominium defined in Article 4 of the Declaration.
2. No dish larger than 1 meter in diameter may be placed upon any area of the Condominium.
3. The satellite dish may not be placed so that it hangs over or protrudes into the general common element.
4. The satellite dish may only be placed wholly within a user's "Exclusive use" area, meaning a balcony, deck or patio and may not be mounted on railings or other limited common elements. Exclusive use areas are those areas of the Condominium defined in Article 5 of the Declaration and also referred to as "limited common elements."
 - a. No mounting or attachment is permitted which requires drilling or otherwise penetrating any common or limited common element surface.
5. A mast used to place a satellite dish on may not extend beyond the boundaries of an "Exclusive use" area and may not be anchored to any general or limited common element.
6. A dish shall be placed in a location:
 - a. That is least visible from other units, the common elements or outside the Condominium that allows reception of a signal of acceptable quality without unreasonably increasing the cost of the installation or unreasonably delaying the installation.
 - b. So as to avoid blocking any fire exit, walkway, ingress or egress from an area, fire lane, fire hose, fire extinguisher, safety equipment, electrical panel, water shut-off valve, or other area necessary for the safe operation of the Condominium. The purpose of this provision is to prevent injury and provide safety to all owners at the Condominium.
7. Owners are responsible for the maintenance of their satellite dish. Maintenance and repair includes, without limitation:
 - a. Reattachment or removal within 72 hours of dislodgment from its original point of installation;
 - b. Repainting or replacement, if for any reason the exterior surface of the dish becomes worn, disfigured, or deteriorated, provided that any repainting does not interfere with an acceptable quality of

- signal;
 - c. Repair or replacement, if for any reason the dish no longer retains its original condition;
 - d. Repair or replacement to prevent the dish from becoming a safety hazard; and
 - e. Repair or replacement of any portion of the limited common elements in need of replacement or repair because of the installation of a dish.
8. Owners are responsible for all costs associated with the dish, including, but not limited to, costs to:
- a. Repair, maintain, remove, or replace the dish; and
 - b. Repair damage to common elements, the unit, other units, or other property caused by installation, existence, or use of the dish.
9. All repairs and maintenance of dishes affecting the maintenance responsibilities of the Association (as described in Article 10 of the Declaration) shall be performed by, or under the supervision of, the Board of Directors.

IT IS FURTHER RESOLVED that a copy of this resolution shall be sent to all owners at their last known address.

Dated this ____ day of February, 2007.

ATTEST:

Babe O'Sullivan, Chairperson,
Board of Directors

Lauranell Scarfo, Secretary
Board of Directors