

# **WABEEK ON THE LAKE I CONDOMINIUM ASSOCIATION ANTENNA SATELLITE DISH POLICY**

The Association has adopted the following rules for antenna/satellite dish installation and shall be binding on all co-owners and their grantees, lessees, tenants, occupants, successors, heirs, and assignees who currently or in the future may possess an interest in the community, and which shall supersede any previous adopted rules on the same subject.

## **INSTALLATION RULES**

- A. Residential Dish Antenna size of one (1) meter or less in diameter may be installed.
- B. Any pole or mast that an antenna will be mounted to must be at least 2" in diameter.
- C. Installation of transmission-only antenna is prohibited.
- D. All antennas not covered by FCC rules are prohibited.

## **LOCATION**

- A. No antenna may be fastened in any way to or through roof membrane.
- B. No antenna may be installed at the front or rear of any unit.
- C. Antennas must not encroach upon any general common elements, any other co-owner's individual unit or limited common element, or the air space of another co-owner's limited common element.
- D. Antennas shall be shielded from view from the street or from other units to the maximum extent possible.
- E. This section does not permit installation on a general common element (except on the general common area within 12 inches of the side of the building and at least 24 inches from the corner of the building; the mast must be cemented in the ground and the dish mounted within 36" of the ground or above the roof overhang) even if an acceptable quality signal cannot be received from the limited common element.
- F. Antenna mounted on a mast, tall or short, shall be placed as to be hidden using shrubbery and building features to the extent possible.

## **INSTALLATION ON LIMITED COMMON ELEMENTS**

- A. No antennas shall be installed higher than is absolutely necessary for reception of an acceptable quality signal.
- B. If installation is performed by the co-owner, all work must be performed so that there is no material damage to the general common elements, limited common elements or individual units or void any warranties of the condominium association and/or other co-owners or in any way impair the integrity of an association structure.
- C. If installed by a qualified professional they must provide the association with an insurance certificate listing the association a named insurer prior to installation. Insurance shall meet the following minimum limits: Contractors general liability, including completed operations, \$1,000,000 in workers compensation and statutory limits.

**Wabeek on the Lake I Condominium Association**  
**Antenna Satellite Dish Policy**  
**Page Two**

---

- D. Antennas must be secured so they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the antenna, including damage from wind velocity.
- E. There shall be no new penetration of the exterior general common elements or exclusive use area. Wiring shall enter the unit where existing wiring penetration exists. Proper water-proofing and sealing must be in accordance with industry standards.
- F. One penetration of the cable is allowed per unit and must be split to the different locations **within** the unit or basement. This penetration must be within 12” of the ground. No exterior cable runs or “house wrapping” will be allowed to gain access to other rooms or floors.
- G. All wiring from the satellite dish must be within 12’ of grade and enter into the basement inches beneath the surface of the ground.

**SAFETY AND MAINTENANCE**

Antennas shall be installed and secured in a manner that complies with all applicable city, township and state laws and regulations, and manufacturer’s instructions.

- A. Co-owners are responsible for all maintenance, including painting repair, and removal of antenna. If association maintenance requires temporary removal of the antenna, 10 days written notice will be provided to the co-owner to remove said antenna and/or mast. If the antenna and/or mast has not been removed, the association may do so at the co-owner’s expense and the association is not liable for damage to the antenna or mast.
- B. Co-owners are responsible for any repair for damage to any property caused by installation, repair, maintenance or use of antenna and/or mast.
- C. Co-owners shall not permit the mast or antennas to fall into disrepair or to become a safety hazard. If the antenna becomes detached, the co-owner must remove and/or repair such detachment within 72 hours. If the detachment threatens safety, the association may remove the antenna at the expense of the co-owner.
- D. To prevent electrical and fire damage, antennas shall be properly grounded.

**LIABILITY**

If any damage is caused by the antenna or installation of antenna mast to the general common elements for any reason, the co-owner shall be responsible for all costs to restore the common elements to its original condition.

**SATELLITE INSTALLATION IS CONSIDERED APPROVED IF ALL RULES, REGULATIONS, AND PROCEDURES LISTED ABOVE ARE STRICTLY FOLLOWED.**

**FINAL BOARD INSPECTION WILL BE PERFORMED AFTER INSTALLATION, AND MODIFICATION OF SATILLITE DISH WILL BE REQUIRED IF VARIATION OF ABOVE PROCEEDURE IS OBSERVED.**

**SITE PLAN DRAWING MUST ACCOMPANY THIS FORM.**

---

DATE

Signature of Co-Owner

---

DATE

Signature of Co Owner

RETURN COMPLETED FORM TO:

**Wabeek on the Lake I Condominium Association  
3080 Orchard Lake Rd., Ste. J  
Keego Harbor, MI 48320  
Attn: Tina Sigler**

---

---

Inspected by: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_