

BARCLAY PARK ASSOCIATION

SATELLITE DISH SPECIFICATIONS

GENERAL RULES

Each unit includes one or more Limited Common Elements outside of the unit. However, some units do not feature a Limited Common Element in a location that is necessary for the reception of a quality satellite signal; therefore, some homeowners may not be able to utilize satellite dish service.

Neither the Telecommunications Act of 1996 nor the FCC Regulations require that the Association permit satellite dish antenna installations upon the general common elements of a condominium. Indeed, by definition, a General Common Element is owned, and is subject to the use in common by, all Co-owners; consequently, an individual Co-owner may not expropriate any General Common Element to his/her exclusive use for any purpose. Furthermore, the Barclay Park Condominium Documents prohibit the Board of Directors from granting exclusive use of a common area to any Co-owner.



In accordance with the Barclay Park Condominium Documents and the FCC Regulations^{*}, the Board of Directors has established the following revised standards for the installation of satellite dishes at Barclay Park:

- 1) Each Co-owner may install one or multiple satellite dishes per unit. Each satellite dish may be up to one meter in diameter.
- 2) Specific areas on the Limited Common Elements have been identified as options for the installation of a satellite dish outside of the unit. Each option identifies a permissible satellite dish location and attachment as well as a permissible means of running the corresponding cable(s) into the unit. Co-owners who wish to install a satellite dish are required to document their compliance with the satellite dish specification as set forth herein by submitting a Notification of Compliance Form at the time of the installation.
- 3) If a Co-owner wishes to deviate from the options as set forth herein, he/she is required to submit an Alteration/Modification Request Form for prior written approval. Deviations from this satellite dish specification will be considered by the Board of Directors as long as the location, attachment, and corresponding cables/penetrations do not encroach, penetrate, or interfere with any General Common Elements. Co-owners are reminded that the Board of Directors does not have the authority to approve installations involving General Common Elements; therefore, such requests shall pertain to Limited Common Elements only.
- 4) If a Co-owner's satellite dish service is no longer in use (permanently or temporarily), he/she must remove the satellite dish and corresponding cable(s) that are visible from the outside of the building. Any damage caused by the installation must be repaired such that the unit is restored to its original condition.
- 5) If a Co-owner's unit is for sale, he/she is responsible for the removal of the satellite dish and corresponding cable(s) prior to the sale of the unit. Any damage caused by the satellite dish must be repaired such that the unit is restored to its original condition. The new Co-owner may install a satellite dish after the date of sale.

^{*} For more information regarding FCC Regulations, please contact the FCC by calling 888-CALLFCC (toll free) or 202-418-7096 or visit the website, www.fcc.gov/mb/facts/otard.html.

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BRIDGEPORT

	MOUNT	CABLE CONNECTION
OPTION 1	 <p>A satellite dish may be installed within the boundaries of the patio. The satellite dish must be securely attached to the concrete surface, and it may not project into the grassy area.</p>	 <p>All cable(s) must be routed through the window and/or sliding glass door frame/opening. Penetrating any other surface or material (i.e. bricks, siding, wood, etc.) or running cable(s) outside of the specified area is prohibited as this would involve use of a General Common Element.</p>
OPTION 2	 <p>A satellite dish may be installed within the boundaries of the deck. The satellite dish must be securely attached to the walking surface of the deck, and it may not project above or outside of the deck railings.</p>	