

SOUTHWICK COURT CONDOMINIUM SATELLITE DISH VARIANCE SPECIFICATIONS

These guidelines apply to all Satellite Dish installations within Southwick Court Condominium

VARIANCE REQUEST

- A Variance Request must be submitted by the homeowner. Required information includes:
 - Exact location & means of properly mounting the dish. Contractor must confirm signal reception for selected location prior to request submission.
 - Contractor: address, telephone number, and contact person. The authorized contractor must provide a certificate of insurance with the homeowner named as insured and "Southwick Court Condominium" as an additional insured.
 - Dimensions of the dish and mounting hardware. The dish diameter must be two foot or less.

INSTALLATION, REPAIRS, AND REMOVAL

- The dish must be installed on the upper roof at the back of the homeowner's unit. Location chosen must be as unobtrusive as possible while providing proper reception as determined by the contractor. **No other location will be approved.**
- The cable leading inside of the unit shall be run internal to the building if possible. The cable must be hidden from view as much as possible. External cabling must be enclosed in conduit where possible.
- The color of the dish shall be as unobtrusive as possible and in as close color harmony with the building as possible.
- Installation shall comply with all applicable government regulations and codes.
- All equipment must be properly grounded. Lightning strike damage repairs to the dish and associated equipment shall be the responsibility of the homeowner.
- Damage to the structure or common areas caused by the installation of the dish shall be promptly repaired at the homeowner's expense. Mountings to the roof require penetration of the roofing material; any penetration shall be properly sealed. Repair of any leaks, roof, interior or structural damage resulting from the installation is the homeowner's responsibility.
- All subsequent satellite dish repairs, roof, siding, leaks or any other problems associated with or caused by the installation of the satellite dish or its associated mounting equipment shall be the responsibility of the homeowner.
- Dish will be installed on property maintained by the Condominium. Should any necessary maintenance require temporary removal of the dish, the homeowner will be responsible for the removal and reinstallation of the dish. If the homeowner does not remove the dish, the Condominium may do so at the homeowner's expense. The Condominium is not liable for any damage to the dish caused by the removal.
- Dish must be permanently removed when unit is sold unless the new homeowner agrees to the terms and conditions of the variance.
- Permanent removal of a dish installation requires restoration of the location to its original condition by a roofing professional at the homeowner's expense.