



## *Satellite Dish & Exterior Antenna Policy*

### *The Crest*

The Reserve of Turpin Declaration prohibits outside television and radio antennas and satellite dishes from being installed in The Crest, but this restriction is unenforceable under federal law. The “Over the Air Reception Devices” rule promulgated by the FCC says that the Association may not prohibit these kinds of antennas or satellite dishes if they are less than one meter (39.37 inches) in diameter. The Association, however, may place limitations on where and how owners may install exterior antennas and satellite dishes so long as the devices receive a sufficient signal. Under this authority, the Board has adopted the following rules:

1. Satellite dishes and antennas may not exceed one meter (39.37 inches) in diameter.
2. Generally, only one satellite dish or antenna is permitted per Attached Single Family Living Unit (“Unit”), unless more are necessary to receive or transmit service. The burden is on the Unit owner to provide the Board with proof that more than one device is needed before installation.
3. All satellite dishes and antennas must be installed in the rear of a Unit.
4. No satellite dish or antenna may be installed in the roofing shingles or into the siding.
5. **Unit owners must submit an Improvement Application to the Association and receive its approval, in writing, prior to installation. Specifications showing the size, proposed location, and proposed wiring for the satellite dish or antenna must be included with the Improvement Application.**
6. The installation: (1) must comply with all applicable ordinances and laws and all reasonable safety standards; (2) may not interfere with the cable, telephone, or electrical systems of neighboring properties; (3) may not be connected to the telecommunications systems; and (4) may not be connected to the electrical system except by plugging into a 110-volt duplex receptacle.
7. To the extent possible, the signals received by the satellite dish or antenna must be transmitted to the interior of the Unit by running a traditional or flat cable through pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable).
8. Installation must be done by a qualified person or company. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified.
9. The owner will have the sole responsibility for the satellite dish or antenna and all related equipment.
10. If the satellite dish or antenna needs to be removed or relocated for any reason (e.g., replacement of the trim to which it is attached), the owner will be responsible for removing and reinstalling the satellite dish or antenna and all associated costs.

The Improvement Application can be found on the Reserve of Turpin website ([www.reserveofturpin.com](http://www.reserveofturpin.com)) or may be obtained from the Association’s Managing Agent.