

YORK CONDOMINIUM ASSOCIATION
11255 E. FORT ROAD
SUTTONS BAY, MI 49682

SATELLITE TELEVISION POLICY
NOVEMBER 2010

PURPOSE: The following requirements and/or guidelines have been developed to assure structural modifications and/or installations to York Condominium units are consistent with the best interest of all Co-Owners and in a manner that adheres to all building codes.

GENERAL REQUIREMENTS:

1. Written permission from the York Condominium Board of Directors must be obtained prior to any structural modification or installation.
2. All work must be completed by a licensed contractor, in accordance with state, local, and federal building codes.
3. Proper proof of insurance and Workers Compensation coverage must be provided to the Association prior to beginning the project.

SATELLITE TELEVISION REQUIREMENTS:

At their own expense, Co-Owners may install one (1) satellite television dish of the compact variety. Larger dishes or multiple dishes are not allowed. The following will be strictly enforced, upon penalty of removal at owner expense.

1. These dishes are permitted at buildings A, B, C, D, E, J, and K only. There is no available line of sight to the satellites at buildings F,G,H, and I, due to trees and the necessity of unacceptable dish locations away from the buildings. Therefore dishes are not permitted at these buildings.
2. This policy permits only compact satellite TV dishes. No other external antennae (ie. ham radio, VHF/UHF, HDTV, AM/FM, satellite phone, short-wave radio) are allowed under this policy. These fixtures are expressly forbidden.
3. No satellite dishes may be attached to the outside of the building or wooden decks. Dishes may be mounted on a mast that is securely planted in a buried concrete base. Tripods are also acceptable if they are securely fixed in the ground or weighted down on the patio. No new installations shall fix masts or tripods in the concrete slab of the patio by means of penetrating fasteners (lag bolts) that puncture the patio slab.

4. The positioning of the satellite dish shall be limited to the ground level on the east side of the buildings. No dishes may be mounted on the upper level balcony decks. The position of the dish shall be as close as possible to the building, no further than absolutely necessary for proper reception alignment, and preferably inside the right angles formed by the east/west wall extensions. No dish may be sighted in front of any door or window.
5. Contractor or Installer must be pre-approved by the Board.

The co-owner will, prior to installation, provide proof of homeowner's insurance that provides injury and damage coverage from liability resulting from the ownership of the satellite dish. If such coverage does not exist, it must be added to the co-owner's insurance policy.

Upon receipt of the aforementioned documentation, the Board will, if satisfied that all requirements have been met, issue written permission to the co-owner to proceed with the installation. It is strongly recommended that no purchases be made or contracts entered into with satellite television providers prior to receiving the permission.

This policy supersedes any previously issued by the York Condominiums.

Board of Directors
York Condominium Association