



Design Guidelines

Approved by the CROA Board of Directors on 08/25/2009; effective for applications received on or after 10/01/2009.



SATELLITE RECEIVERS AND OTHER OVER-THE-AIR RECEPTION DEVICES (E.G., BROADBAND RADIO, ETC.)

Although prior approval is not required to install a receiving device the points in this Design Guideline should be considered to avoid issues with the Association's appearance guidelines.

Owner may not install more than one receiver for each type of service unless approved by the ARC.

This **Design Guideline does not apply to:**

- "dish" receivers which are *larger* than one meter in diameter
- Traditional television antennas used to receive a *distant* signal
- Antennas used for AM/FM radio, amateur ("ham") radio, Citizen's Band ("CB") radio or Digital Audio Radio Services ("DARS")

For these types of receivers submit a General ARC Request for Approval with a picture of the area of the building where the receiver will be located and a picture or drawing of the receiver with dimensions specified.

This **Design Guideline applies to** the following devices which will be referred to as "receivers" in the remainder of the Guideline:

- 1) a "dish" antenna that is one meter or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- 2) An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.
- 3) An antenna that is designed to receive local television broadcast signals.

Owners of **condominium** residences should confirm with their Condominium Association Board of Directors or Management Company whether there are restrictions which apply to their property. For example, receiver installations may be prohibited if drilling into the structure is required or if a central antenna system exists. These restrictions are unique to each Condominium Association.

For single-family homes, townhomes, duplexes and triplexes:

- Select a location which is the *least visible* from the front street and any side street(s) which will provide acceptable reception of signal quality, using the following options to assist in placement:
 - Placed on a rear-facing wall, low portions of the roof or roof eave line.
 - Side of house adjacent to the area which already contains utility fixtures, such as electric meter, placed on the outside of the house, but at least five feet back from the front corner of the house.
- Other considerations:

- Please note that the Association may require relocation of a receiver if it is installed in a visible location when a less visible location is available which provides an acceptable quality signal.
- Also note the Association may require a receiver to be painted so that it blends into the background against which it is mounted.
- Consider using a bracket attached to the fascia board or an “under arm” mounting bracket attached to the underside of the soffit. Both of these may reduce the chance of roof leaks developing from holes drilled through the roof shingles, metal, or barrel tile.
 - Leaks in roofs of residences in Service Areas (townhomes, duplexes, triplexes) caused by installation of receivers will not be the responsibility of the Service Area to repair or maintain.
- Cables should be securely and neatly attached to the building, they may not travel across rooftops or walls; cables should be routed along the perimeter of walls or mounted underneath roof trim. Cables must be painted the same color as the material to which they are attached. For example, cables crossing Blossom White trim should be painted Blossom White, and the portion of the cable crossing Winter Sage body should be painted Winter Sage.

PLEASE NOTE: When the receiver is no longer used and is removed, the bracket and cables must also be removed and the surface(s) repaired and painted to appear as if the receiver had never been present.

Approval Process:

Applies to:	Method of Review	
All condominium properties	Contact the Board of Directors or Management Company	Obtain specific details regarding mounting options, use of central antenna, etc.
All non-condominium properties	None, however:	See notes regarding location, cables, discontinued equipment, etc.

References:

Federal Communications Commission Fact Sheet (December, 2007 – which incorporates previous versions of 1996, 1999, 2001)
--