

GLENWOOD VILLAGE HOMEOWNERS ASSOCIATION SATELLITE DISH RESOLUTION # 2

WHEREAS, VII of the Amended and Restated Declaration of Covenants and Easements for the Village of Glenwood (the "Declaration") creating the Glenwood Village Homeowners Association provides for a Board of Directors (called the Village Council) which shall have all the power to act on behalf of the Community Association: and

WHEREAS, Article VII of the same Declaration provides for the Council to have the right to impose rules and regulations governing the use and care of portions of the Community Facilities and Limited Community Facilities;

WHEREAS, Article VI of the same Declaration sets forth use restrictions of the Community and provides for the use restrictions to be amended by the Council from time to time without approval of the members;

WHEREAS, Article X of the same Declaration, sets the architectural review and approval process for the Community;

WHEREAS, Article VI of the same Declaration clarifies conflict in the interpretation of the Declaration and applicable law if inconsistencies should occur; the law supersedes the Declaration;

WHEREAS, Article X of the Declaration prohibits modifications, installations, additions or improvements on the residential buildings or common area without council approval, however due to the Federal Communications Commission adoption of rule implementing Section 207 of the Telecommunications Act of 1996, which allows the installation of satellite dish and antenna but allowing community associations to impose guidelines which will not impair receiving a quality signal nor at an unreasonable cost;

BE IT THEREFORE RESOLVED THAT:

1. All requests are to be submitted on the approved Satellite Dish Application Request Form.
2. Satellite dishes cannot be more than one (1) meter in diameter.
3. Satellite dishes must be placed in the least obtrusive location possible. The following locations must be explored in the order stated as follows:
 - 3.1. Inside the attic of the residence.
 - 3.2. Within landscaped beds to the side of the residence.
 - 3.3. Within landscaped beds to the front of the residence.
 - 3.4. Roof installation, provided the satellite dish is located below the rear peak of the roof.

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4. Satellite dishes must be located a minimum of ten feet (10') from any adjoining property.
5. Satellite dishes must match the color of the home structure, if placed at or near the ground, and of the roof color if mounted on the roof.
6. Satellite dishes must be for the personal use of the owner of the residence.
7. Only one (1) satellite dish permitted per residence.
8. Installation of a satellite dish is subject to the approval of the Architectural Review Committee
9. Application process:
 - 9.1. If an acceptable quality signal cannot be obtained at a reasonable installation cost under requirement 3.1 above, then the applicant may submit a request pursuant to the lowest number installation guideline for which an acceptable quality signal can be obtained at a reasonable installation cost, along with an explanation of why the lower number(s) installation will involve either unreasonable cost or will not result in an acceptable signal.
 - 9.2. Notwithstanding, the requirements of B above, a satellite dish may be placed on a deck surface if the deck is surrounded by a railing or on the inside of the railing if below the rail line.
 - 9.3. Glenwood Village Homeowners Association will require a waiver for damages and liability relative to damage to the roof or for roof leakage.
 - 9.4. Damage to common ground as a result of the installation of the satellite dish is the sole responsibility of the Unit Owner.
 - 9.5. The professional satellite dish installer must furnish a current Certificate of Insurance demonstrating adequate workers' compensation and public liability insurance.
 - 9.6. Unit Owners are required to complete and sign an "Architectural Request Form" and applicable waivers, submitting all necessary specifications and documents to management. The request will be reviewed by the Architectural Committee at and the Village Council at their next scheduled meeting. Results of their decision will be sent, in writing, to the Unit Owner, within forty-five (45) days of receipt of such request.
 - 9.7. If Federal regulation changes, Glenwood Village Homeowners Association has the right to have the homeowner remove the satellite dish at the owner's expense.