

# Hilltop Farms Homeowners - Satellite and Antenna Rules and Regulations

Hilltop Farms Homeowners Association (HF-HOA) has defined the following rules and regulations for satellite dish or antenna installations in reference to the Rules and Regulations for Hilltop Farms Condominium Trust dated 2004 July 01.

## **General:**

1. The purpose of these regulations is to protect the physical assets of the community and still permit homeowner access to broadcast signals per the current FCC regulations.
2. Per section 2 of the referenced rules and regulations, all requests for any satellite or antenna must be in writing to the HOA management company, Continuing Care management (CCM), 1 Lyman Street, Westborough, MA 01581.
3. The requests should include a written description and a diagram of the proposed installation / location including the number of antennas.
4. The homeowner cannot proceed with the installation until receiving a written approval letter from CCM.
5. CCM will respond to the request within 10 business days.
6. The regulations are divided into two sections: Terrestrial and Satellite.
7. Any installation that does not conform to these regulations will be removed and the cost of the removal and subsequent repairs to the exteriors will be billed to the homeowner.

## **Terrestrial:**

This section covers the over the air reception of publicly broadcasted signals which include but not limited to VHF, UHF, FM, AM, Shortwave, CB, WIFI, HD Radio, and HDTV signals. All antennas may be mounted inside the unit or inside the attic space and all wiring should be routed inside the structure using existing wires chases. All wiring should meet the current local electrical code. No antennas or wiring may be mounted on the outside structure of the unit. All transmitting antenna installations must comply with all FCC regulations.

## **Satellite:**

This section covers the reception of subscription and non-subscription based satellite signals which include but not limited to satellite television, satellite radio, and satellite based Internet services.

### **Antenna number and size:**

The number of antennas is limited to two dishes. The maximum size of the dish cannot be more than 26 inches in any dimension. Applications larger than 26 inches will require special review by the Hilltop Board of Directors.

### **Antenna location:**

The antenna may be mounted to any part of the homeowner's deck structure. The mounting method must be permanent and meet the mechanical requirements defined by the service provider. The antenna may never be mounted on any part of the building or roof. If the proper southern exposure is not available from the deck location the homeowner can request mounting of the antenna on a pole outside unit in the yard.

The mounting of the antenna in the yard must meet the following requirements:

- a. The antenna must be permanently mounted on a single pole buried to a depth of at least three feet. No temporary mounting methods are allowed.
- b. The top of the mounting pole cannot be higher than 3 feet from the ground surface.
- c. The pole cannot be located in front of the surface defined by the front door or the covered front porch of the unit.
- d. The pole should be located as close to the building as possible without interfering with existing structures, utilities access, or landscaping.
- e. Wiring from the pole to the entrance point of the unit must be buried at least 24 inches. The Homeowner is responsible for contacting all utilities and landscaping companies before trenching. The homeowner will be responsible for any damage to any utilities or sprinklers systems. All disturbed soil or sod will be returned to their original condition after installation.

**Wiring:**

All wiring will enter the unit through a single weather tight entry point under the homeowner's deck. No entry through the concrete foundation is allowed. No other wiring penetrations or routings on the building surface will be allowed. All wiring and grounding must meet all local electrical building codes.

**Remediation:**

In order to insure all units are in compliance a fine structure has been established. Letters will be sent to existing unit owners who are not in compliance and will be given time to correct the issue as per the fee schedule below.

**VIOLATION WARNINGS AND FINE STRUCTURE:**

**First Notification:**

A warning violation letter providing notice of the violation will be sent to the unit owner requesting resolution of the violation within Thirty (30) days from the date of the letter.

**Second Notification:**

A violation letter with a \$50.00 fine assessed to unit owners account for not complying with the 30-day grace period to resolve the violation.

**Third Notification:**

If, after 14 days of the date of the second letter, and the violation is still in effect, a \$20.00 per day fine will be assessed to the unit owner until the violation is resolved.

**Fourth Notification:**

If after 45 days the unit is still in violation, the matter will be turned over to the Attorney to intervene and request immediate resolution. The \$20.00 per day fine will continue to accumulate and all attorneys' fees incurred will be charged back to the unit owner's account until the violation is resolved.