



Compton Village Homeowners Association

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ANTENNA AND SATELLITE DISHES

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Notification to the HOA Office is required when installing, upgrading or replacing a satellite dish(s) or antenna on your property. This notification will not delay the installation of your satellite dish per FCC Regulations. However, the person providing such notification shall be the owner of the property upon which the antenna or satellite dish is to be installed.

Exterior television and radio antennas located more than two meters above the ridgeline of the roof are prohibited. Only antennas or satellite dishes as permitted under the Telecommunications Act of 1996 and regulations promulgated by the Federal Communications Commission as a result of the Act may be installed on a lot.

Installation of more than one type (satellite dish, radio antenna, TV antenna) is acceptable if multiple broadcasting systems are desired (i.e., receiving local and international programming).

Location

The Association requires that all direct broadcast satellite dishes, antennas, multi-channel or multi-point distribution service devices be placed in locations that are architecturally and visually pleasing to the neighborhood as a whole as long as the regulations:

1. Do not cause unreasonable delay or prevent installation or maintenance.
2. Do not preclude reception of an acceptable signal as indicated on the "Notification Form for Satellite Dish and Antenna Installation" under Secondary Locations.
3. Do not unreasonably increase the cost of installation of the satellite dish.

Satellite dishes or television antennas and all wiring and materials associated with the dish or antenna shall be concealed and as unobtrusive as possible. Remove all unused satellite dishes on your property when installing a new dish or when upgrading a dish or antenna.

Color

Elevated installations must be of a color, or changed to a color, that is reasonably compatible with the color of the exterior of the home adjacent to the installation, provided it will not interfere with reception or imposes unreasonable cost.

The Association requests that homeowners direct their installers to determine the best location on the owner's property that will adhere to these guidelines. The Association is aware that many installers (because of lack of time or lack proper equipment) will place satellite dishes or antennas in the most convenient location for the installation company and not take the time to consider what is best for the owner or the Association. If owners have questions about the proper location of their satellite dishes or antennas, the HOA Office should be contacted for guidance before the dish or antenna is installed.

Primary and Secondary Locations

The Association requires that antennas and dishes be placed on the owner's main back roof and not showing above the front roof ridge line except in cases where signal reception is not acceptable. Roofs of attached sheds, sunrooms, or other attached home extensions are acceptable secondary locations **only if an adequate signal is not available on the main back roof.**

The Association requires that antennas or dishes not be placed on roofs on the front of homes unless another location for acceptable signal reception cannot be found. Owners of townhomes cannot place satellite dishes where they overhang the rooftops of a neighboring property.

Alternate Locations: (These locations may only be used when adequate signal reception is not possible from the primary location as previously indicated on the "Notification Form for Satellite Dish and Antenna Installation.")

Fence Locations: Satellite dishes and antennas are not allowed on tops of fences, to overhang on a neighbor's property or over Association Common Areas. Satellite dishes and antennas located on the inside portion of the owner's fence **must** not be seen above the fence line unless the owner can document that the signal reception is unacceptable in another location approved by the HOA.

Deck locations: If it is necessary to place the satellite dish on a deck, the dish should be located next to the house or low on the inside of the deck railing out of public view. No part of the dish or antenna may be seen above the deck railings.

Antennas and dishes are not allowed to be located or partially located in or over Association Common Area or on a neighbor's property.

Antennas and dishes **cannot** be placed on the ground in front yards or in side yards where they can be easily viewed by the public unless the owner can prove that the signal reception is unacceptable in another location approved by the HOA.

Notification forms for Satellite Dish and Antenna Installation are available at the HOA office or on the HOA website at: comptonvillage.org