

**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
NOTIFICATION & APPLICATION FOR SATELLITE ANTENNA INSTALLATION**

Owner/Tenant Name _____ Date _____
Home Address _____ Unit # _____
Work Phone _____ Cell Phone _____ Home Phone _____
Current Email Address: _____

Read this form and Rules 21 and 9 of the FMCCA Rules and Regulations (below) carefully.

Antennas are permitted, if they comply with FCC Rule 47 C.F.R. [available on FMCCA website]; all applicable state and local laws, ordinances and codes; and FMCCA governing documents.

I/We have read this form, including Rules 21 and 9 (below), and I/we agree to abide by them, and all applicable laws; ordinances; rules; and codes.

Signature of Owner _____
Or
Signature of Tenant _____

1. Type of satellite antenna to be installed (e.g. Direct TV; Dish): _____
2. Is this antenna less than one meter (39.37 inches) in diameter? YES ___ NO ___
3. Will antenna be installed by a dish-company approved installer? YES ___ NO ___
If No, by whom: _____ Installer's Address: _____
4. Will installation be fully inside the Unit of the named owner/renter? YES ___ NO ___
5. Will any part of installation be in, on, or over that Unit's Limited Common Elements (LCE)?
YES ___ NO ___
6. Will part of installation be in, on, or over the General Common Elements (GCE)? YES ___ NO __,
or the LCE of another Unit? YES ___ NO ___
7. If any part of installation will be in, on, or over the GCE or LCE, will installation be done by professionals, as required in Rule 9 below? . YES ___ NO ___

If the satellite dish will be installed entirely within the owner's or renter's Unit; or in, on, or over that Unit's LCE; the Association will review the installation to ensure safety, and proper shielding from view. The installation may proceed, but the owner/renter will be liable for ensuring adequate safety and proper shielding. If installation of the antenna will place the antenna, accessories, or accoutrements completely or partially in, on, or over any General Common Elements (GCE), or the LCE of another Unit, the Board of Directors must approve such an installation.

It is the preference of the Board that, when feasible, the installation be in, on, or over the GCE. In many cases, this would be on the roof over the Unit being served by the antenna.

Please attach to this form a description of the intended location of the antenna, its accessories, and accoutrements; and details of installation that shows compliance with relevant law, rules, and codes. Sketches and photos can, also, be helpful to the Board in making a decision.

This form and attachments should be submitted to the Property Manager. The Board intends to respond expeditiously.

**FORT MARCY COMPOUND CONDOMINIUM ASSOCIATION
REVISED RULES AND REGULATIONS**

RULE 21. SATELLITE ANTENNAS

A. Satellite Antennas include those allowed by the FCC Rule for direct-to-home satellite antennas that are less than one meter (39.37") in diameter, [hereinafter, antennas] to supplement or substitute for FMCCA provided TV cable service. Antennas are permitted provided they comply with the FCC Rule [available on FMCCA website], all applicable local, state law, ordinances and codes, and all FMCCA governing documents.

1. Placement of antennas should be in as inconspicuous a location and as low a height as possible, consistent with adequate signal reception and must not hinder or encroach on the lawful rights of other owners. Antennas that are visible from other units or from sidewalk level will require adequate and appropriate shielding from view, as determined by the Board of Directors, consistent with adequate signal reception.
2. Installation in, on or over the General Common Elements (GCE) will be on the roof of the building of the unit(s) intended to be served by the antenna, unless decided otherwise by the Board. The Board shall determine, at its sole discretion, any placement and utilization of all satellite antennas on the GCE.
3. To the extent feasible, antennas placed on the GCE should serve multiple units. When appropriate antennas on the GCE are already installed, the Board may restrict individual antennas on the GCE.
4. Installation on the GCE requires a signed application, available on the Owners' Website and from the Managing Agent, and supporting documents submitted to the Board for decision.
5. Unit Owners or Renters may install an antenna in a Unit or on its Limited Common Elements (LCE) provided that no part of the installation encroaches in, on, or over the GCE, Property, or the LCE of another owner. An antenna must be placed inside the unit, if adequate signal quality can be received from any safe place within the unit.
6. Unit Owners or Renters installing an antenna in a unit; or in, on or over the LCE; must submit a completed notification form [available on request and on the FMCCA website.] to the Board as soon as they know they will be doing such an installation. Board review will be limited to safety matters, and restrictions, which may be placed, will be for reasons of safety. Antennas shall not hinder usual or emergency entrances or exits from any unit, or normal movement to such entrances or exits.
7. Unit Owners or Renters must hold the association harmless and indemnify the association in the event of any injury at any time by any antenna or its accessories or appurtenances.

B. Unit Owners or Renters are responsible for all costs associated with an antenna, accessories and appurtenances. These costs include, but are not limited to:

1. Installation; maintenance (including snow removal); repair; removal, shielding from view;
2. Damage caused to any GCE and/or LCE by or in connection with the antenna;
3. Upon removal the GCE or LCE location shall be restored to its original condition;
4. Removal/ replacement required by management for maintenance or repair of property.
5. After 10 days written notice, management may effect removal at owner/renter's expense.
6. All work on antennas located on the GCE or LCE must be done by bonded professionals capable of performing the work, and must comply with industry standards and local codes.

RULE 9. CHANGES, MODIFICATIONS AND ALTERATIONS

No modification, change, or alteration shall be done upon the General Common Elements, or the Limited Common Elements, or structural elements of a Unit by any Unit Owner, or family member, guest, tenant, lessee, contractor, or employee of a Unit Owner, without advance written approval of the Board of Directors. When approved, alterations to General or Limited Common Elements, including but not limited to satellite dishes and landscaping, shall be the responsibility and expense of the Unit Owners receiving Board approval, unless the Board shall determine otherwise. Contractors and others employed or hired to do such work must be bonded professionals capable of performing the work, and must comply with industry standards and local codes.