



DO NOT INSTALL SATELLITE DISHES WITHOUT READING THIS NOTIFICATION FIRST

There has been a rash of satellite dishes installed throughout the community. All of them are being installed against Association and FCC regulations.

- The Federal Communications Commission (FCC) **does not allow** for residents to install a satellite dish on common area, which is property that belongs to the association and not the resident. The common area is defined as the entire exterior structure of the building to include but not limited to the roof, siding, security railings, fence, and lawns.
- Installing a dish on the association's property puts you in direct violation of the association's documents. (Article X, Section 3 (b) and (c) of the Bylaws for Cross Fox Condominium)
In addition, installing a dish on the roof/building structure prevents the association from completing required maintenance (i.e. roof replacements/repairs) to the building. Installing a dish on the building can also cause other structural damages to the building; the cost of repair of the building will then be passed on to all owners and the monthly assessment fees may increase to keep up with the required repairs.
- A satellite dish can be mounted on a pole within the confines of your fenced in patio area if you live in a townhome.
- There are no exceptions to the above.
- If any owner/tenant installs a satellite dish without following the above guidelines, the association will pursue the rules enforcement procedure.

We encourage each resident and owner to be aware of the association and FCC regulations regarding installing satellite dishes in a condominium/townhouse community. We appreciate your cooperation.



Managed by: