

**The Woodlands Condominiums Association  
Over-The-Air Reception Device Policy**

**1. Scope.** This policy exists to ensure the health and safety of all members of The Woodlands Condominium's Association ("Association"), their tenants and invitees with regard to installation of all over-the-air reception devices. Over-the-air reception devices include, but are not limited to, satellite dishes and antennas, and all necessary supporting equipment to include, but not limited to, cables, wires, mounting, and conduits (all hereinafter collectively referred to as "Reception Equipment"). The following policy applies to all Reception Equipment installations after 31 May 2007 as follows:

**2. Variance.** The unit owner "owner" must submit a variance request to Crofton Associates with the following information:

- a. Unit owner name, address and telephone number.
- b. Unit number.
- c. Sketch and description of exact location and means of properly mounting and installing the Reception Equipment.
- d. Contractor/installer confirmation that location for mounting and installing the Reception Equipment will provide proper reception.
- e. Contractor/installer name, address, telephone number, and point of contact.
- f. Color and dimension (size) of Reception Equipment (e.g., color and size of satellite dish or antenna).

**3. Installation, Repairs and Removal.** All proposed Reception Equipment installation and mounting will conform to the following:

- a. All satellite dishes are less than two feet in diameter.
- b. All cables, wires, or conduit necessary for mounting and installation run inside the unit with no cables, wires, or conduit running externally on or along the building.
- c. The color of the Reception Equipment is as unobtrusive as possible and in as close color harmony with the unit building as possible.
- d. The Reception Equipment is properly grounded as determined by the contractor/installer.

Unit Owner's Initials \_\_\_\_\_

e. Any damage to the unit or building structure, or common areas, caused by the installation of the Reception Equipment is promptly repaired by the owner and at the owner's expense.

f. Lightning strike damage to the Reception Equipment and associated mounting is the responsibility of the homeowner.

g. All Reception Equipment repairs, roof, siding, or chimney leaks or any other problem associated with or caused by the Reception Equipment installation and mounting are the responsibility of the owner.

h. If installed on property maintained by the Association, and any maintenance requires temporary removal of the Reception Equipment, the owner is responsible for its removal and reinstallation. If the owner does not remove the Reception Equipment in a timely fashion, the Association may do so at the owner's expense. The Association is not liable for any damage to the Reception Equipment or lack of proper signal reception caused by the removal.

i. All Reception Equipment installations will comply with all town, city, state, and Federal regulations and codes.

j. Any permanent removal of Reception Equipment installation requires restoration of the location to its original condition by the owner.

**4. Approved Reception Equipment Locations.**

a. The preferred location is inside the owner's unit (line of sight as through a window) if practicable.

b. Roof mounting on the back of the home, at no less than four (4) feet up from the roof's edge, and over the unit for which the Reception Equipment provides service. Roof mounting requires penetration of the roofing material. The owner will ensure that any such penetration is properly sealed. Any leaks, roof, interior or structural damage resulting from Reception Equipment mounting and installation is owner's responsibility.

**5. Prohibited Reception Equipment Locations.** All other locations are prohibited.

I have read and fully understand and the policy as stated on this and the previous page, indicated by my initials and signature.

\_\_\_\_\_  
Your Name (Please Print)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Your Unit Number