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RESOLUTION ADOPTED BY FCCA BOARD OF DIRECTORS REGARDING ANTENNA, AERIAL AND SATELLITE DISH INSTALLATIONS

WHEREAS, section 17.20 of the CCR gives the Board of Directors the powers and duties necessary to conduct the affairs of the Association and to make such rules and regulations as the Directors deem in the best interests of the Association; and

WHEREAS, for the health, safety, welfare, and comfort and convenience of all residents, the Board wishes to establish rules enforcement policies and procedures so that it may fairly and consistently enforce the governing documents; and

WHEREAS, the Board distributed a copy of the proposed policies and procedures to the membership pursuant to Civil Code §1357.130; and

WHEREAS, no changes were made to the proposed rules;

NOW, THEREFORE BE IT RESOLVED that the following rules enforcement policies are adopted by the Board effective August 7, 2017 and comply with FCCA original CCR section 17.9. Notice of this adoption shall be given to the membership within 15 days of today's date.

Request must be submitted by Forest Creek ARB request form

Antenna, Aerial, and Satellite Dish Installation

- Antenna, Aerial, and Satellite Dish installations on common elements or limited common elements must comply with the Declaration of Condominium, Section 19.1.2 Alterations and must be approved in writing by the Board of Directors.
- In addition, Antenna, Aerial, and Satellite Dish installations on common elements or limited common elements must comply with the Declaration of Condominium, Section 17.9 Antenna, Aerial, and Satellite Dish.

Installation Guidelines

- Installations must be on the the 2nd story roof
- Installations should use a non-obtrusive, non-damaging, non-penetrating method (shown below)
- Installations should be placed on non-penetrating roof mounts with a rubber pad so that there will be no damage to the roof from installation.
- All mounts and concrete blocks will be painted to match the shingle color as closely as possible.
- All wiring into the building should take the shortest direct route and be hidden as well as possible.

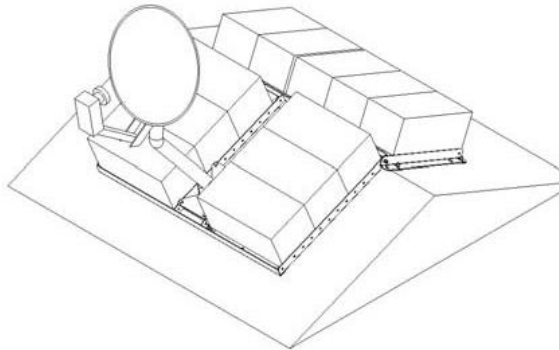
Any installation on any common areas (ground installation) is in violation of CCR 17.9

Violations will result in dish being removed and any damage to common areas will be charged back to owners (8/14/13 board motion)

Satellite Dish Installation Requirements

All satellite dish installations on common elements and limited common elements must meet the following requirements and be submitted to the FCCA BOD on an approved ARB form prior to installation.

1. **Antenna Type:** Only DBS antennas that are one meter (39 inches) or less may be installed. Antennas designed to receive satellite signals which are larger than one meter in diameter are prohibited. All antennas not covered by, or otherwise exempt from, the FCC rule are prohibited.
2. **Approved Locations:** Installation of DBS antennas on common elements and limited common elements are prohibited except installations will be approved only on 2nd story roof locations or as otherwise identified in the BOD Resolution dated August 7, 2017.
3. **Installation:** Installations must be of non-penetrating type and use sufficient ballast to prevent movement of the dish or mount. Use of a mount similar to Video Mount Products, model PRM-2 or equivalent is recommended (see diagram). A protective pad must be used under the mount to protect the roof.



4. **Maintenance:** Owners who install or maintain antennas are responsible for the following tasks and all associated costs, including but not limited to:
 - a. Place (or replace), repair, maintain, and move/remove antennas.
 - b. Repair damage to any property, including the Condominium, caused by antenna installation, maintenance, or use
 - c. Pay medical expenses incurred by persons injured by antenna installation, maintenance, or use.
 - d. Reimburse residents or the Association for damage caused by antenna installation, maintenance, or use or the failure to perform any necessary maintenance, repair or replacement
 - e. Restore antenna installation sites to their original condition.
 - f. Maintenance of all seals for any penetrations created in relation to the installation of the antenna; and
 - g. Maintenance, repair and replacement of any attachments, mounts, or brackets associated with the installation of the antenna.



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- h. Owners shall not permit their antennas to fall into disrepair or to become a safety hazard. Owners shall be responsible for antenna maintenance, repair and replacement, and the correction of any safety hazard.
 - i. Owners shall be responsible for antenna repainting or replacement if the exterior surface of the antenna deteriorates.
5. Removal: Owners must restore the property to the condition that existed prior to the installation of their antenna at their expense if their antenna is removed for any reason.

By: Holly Fritz Board Secretary Date: August 7, 2017