



LAKE FOREST GLEN
Homeowners' Association

P.O. Box 6207 Tahoe City, CA 96145-6207
(530) 583-2307 Fax (530) 583-2324

LAKE FOREST GLEN SATELLITE DISH POLICY

Guidelines for the installation and operation of satellite receiver antenna dishes on Lake Forest Glen structures.

APPLICATION PROCESS:

All satellite antenna dish installation requests must be formally approved by the Lake Forest Glen Board of Directors through the Architectural Review Committee prior to the commencement of any physical installation activity. The dish installation being requested must be for the sole and exclusive use of the Homeowner only. A Homeowner cannot approve tenant installation and/or ownership. All such installation requests must be submitted, in writing, to the Association's Architectural Review Committee, and include:

1. A letter proposing and describing the installation and configuration details.
2. Picture, drawings or schematics specifying the size, configuration, support structure and location of the proposed antenna dish.
3. A statement confirming that the owner-applicant is solely responsible for the installation, maintenance and repair of the antenna dish, as well as for any damages to the Association's property or common ground (including the dwelling structures) resultant from the installation and operation of the antenna dish.
4. A statement confirming that the applicant will use only licensed professionals or contractors, as approved by the Association's General Manager, to perform the installation and any subsequent maintenance service and repairs as required.

CONFIGURATION AND LOCATION GUIDELINES:

1. The dish must be installed on the rear deck only using a free-standing tripod/post, such that the total installation does not exceed the height of the existing privacy fence of the unit.
2. The dish must be installed within the confines of the unit and its property lines. No dishes will be installed over common area of another owner's property. No rooftop installations. This includes the shaked gambled roofs on the front and back of some units. There is a waterproof membrane under all shakes, which must not be penetrated. Also the installation is not allowed on common walls where a unit is offset from its neighboring unit. No installations where snow shedding could dislodge the dish.
3. The antenna dish should not block or impede the view from any windows or doorways in any of the other units in the same building structure.
4. Whenever possible, installation of dishes should be where visual aspects are least affected.
5. The antenna dish cannot be larger than one meter (39.37 inches) in the longest dimension.
6. All wiring shall be concealed beneath the building siding (no wiring "runs" along the exterior surface).
7. The colors of the antenna dish and the associated mounting apparatus shall be consistent with the existing dwelling color schemes. The Association's General Manager shall approve the final configuration and attest to its compliance with these guidelines.
8. Installations shall include appropriate caulking and sealing for the protection of building exteriors.

LIABILITY AND INSURANCE:

The owner-applicant shall provide the necessary insurance to indemnify the Association against all harm and damages caused by the installation, maintenance, service and operation of the antenna dish. Proof of such insurance coverage shall be provided to the General Manager prior to the installation of the dish and on its annual renewal date. A Condominium Homeowner's Insurance Policy would accomplish the requirement. Please call your insurance carrier and ask them to confirm this coverage in writing to the Association.

Approval to be completed at the Lake Forest Glen Board of Directors meeting sixty to ninety days following the application.