

**Cornhill Commons Homeowner's Association
Satellite Dish Guidelines**

These guidelines apply to all satellite dish installations within Cornhill Commons Homeowner's Association.

- A variance request must be submitted to Crofton Associates. Information required includes:

Exact location & means of properly mounting the dish. Provide sketches. Contractor to confirm reception for selected location prior to submitting request.

Contractor: address, telephone number & contact person.

Contractor to provide a certificate of insurance for General Liability (\$1,000,000) and Workers Compensation (statutory Limits) with Cornhill Commons Homeowner's Association as the named insured.

Color & dimension of the satellite dish installation. Painting of the dish (to match the structure) may be required if it will not degrade the signal.

- All requests will be reviewed by the Board of Directors.
- The cable leading to the inside of the unit to connect the dish shall be internal to the building and shall not be run externally on the side of a building.
- The color of the dish shall be as unobtrusive as possible and in as close color harmony with the building as possible.
- All external locations for the installation of the satellite dish shall be properly grounded as determined by the installer.
- Any damage to the structure or common areas caused by the installation of the dish shall be promptly repaired at the owner's expense.
- Lightning strike damage to the dish and associated mounting shall be the responsibility of the homeowner.
- All satellite dish repairs, roof, siding or chimney leaks/problems or any other problem associated with or caused by the installation satellite dish or its associated mounting shall be the responsibility of the homeowner. Contractor must provide a certificate of insurance with Cornhill Commons Homeowners Association as the named insured.
- If installed on property maintained by the Association, and any maintenance requires temporary removal of the dish, the owner will be responsible for the removal and reinstallation of the dish. If the owner does not remove the dish, the Association may do so at the owner's expense. The Association is not liable for any damage to the dish caused by the removal.
- Any installation shall comply with all city and state regulations & codes.
Any permanent removal of a dish installation requires restoration of the location to its original condition by the homeowner.

Cornhill Commons Homeowner's Association, its contractors, assigns agents, servants and employees assume no liability for the installation and/or maintenance of said satellite dish, and the Homeowner shall indemnify Cornhill Commons Homeowner's Association, its contractors, assigns, agents, servants, and/or employees harmless thereon.

Prohibited Satellite Dish Locations

1. No satellite dish shall be mounted to the roof, siding, soffit or trim of an individual unit or on the common area without prior written approval from the Board of Directors.