

# Villagewood Manor Homeowners Assoc.

## Architectural Standards

### **Installation Guidelines for: outside antennae, cable, phone service, other above surface utilities.**

A completed Variance Request is required before installation and must be submitted to the Property Manager and approved according to the existing Architectural Standards before any installation is started.

Wires need to be concealed along the drip edge of siding, secured to the building, and follow corner boards up/down the building face. No wires shall be strung horizontally across the face of a building or roof.

The variance request for a dish installation must include the exact location and method of attachment - use sketches. Your contractor needs to verify reception from the selected location before submission of the variance request:

- a. The cable should, as far as possible, be concealed within the building.
- b. The installer shall properly ground any external portion of the antenna.
- c. The property owner is responsible for any damage to the structure or common areas. Removal and re-installation due to service of building surfaces shall be Owners responsibility.
- d. Lightning strikes or wind damage to the antenna, as well as resulting damage to the structure or common area, are the owner's responsibility.
- e. Any repairs to the antenna, mounting, or building roof leaks attributed to the installation are the owner's responsibility.
- f. Owner is responsible to have any new purchaser accept the responsibility for the dish antenna per the approved variance or the antenna must be removed and the building restored to the original condition at owner's expense, prior to transfer of title.

The following antenna locations are recommended:

- ▶ The deck or patio exclusive use area:
  - o The height of the dish should not exceed the height of the privacy fence.

- ▶ A rear roof location:
  - o Rear Roof locations are to be used as a last resort if no other reception areas are available.
  - o If frontal view is required to face southwest then the antenna should be rear mounted with just the dish facing over the rooftop, for maximum concealment.
  - o Roof mounting requires proper sealant between the dish and shingles. Owners are responsible for any related leaks and interior damage.
  - o Cable on roofs needs to be secure and follow the drip edge or inside flashing areas for best concealment, *even if more cable is required.*

The following locations for antenna are **Prohibited**:

- ▶ No antenna shall be mounted on the siding, soffit, or trim.
- ▶ No antenna is permitted in any common areas.

**Remember that all contractors must be properly insured and provide proof of Insurance to the Property Manager.**