



Architectural Review Committee Standard SATELLITE (DISH) ANTENNAE

Adopted: January 20, 2014

California Civil Code 4725 states that homeowner associations cannot prohibit or restrict the installation of use of video or television antennas, including satellite dishes.

Nevertheless, under the civil code an association, may impose "reasonable restrictions" regulating certain aspects of the appearance, location and installation details of these devices. These reasonable restrictions will aid in maintaining the architectural harmony, the overall integrity and the value of our properties within our neighborhood.

Thus, the Autumn Wood HOA CC&Rs, Article 7, Section 7.8(f), *Antennas and Similar Devices*, is amended by the following policy specification:

1. The homeowner shall seek and receive prior approval before any installation of any antenna or satellite dish. This approval shall be in accordance with the application for approval of an architectural modification as set forth in the CC&R's governing the association.
2. Any such antennae may not be mounted on the front or near the front of the house. Ideally, the dish or antenna should be screened from view from the adjacent streets, sidewalks, and surrounding properties by use of fences, hedges, or other appropriate plant materials.
3. The antenna or satellite dish shall be installed in a workmanlike manner (i.e. wires run through the attic or wall of the house, or neatly along the face of the house and/or house trim and blended with the color of the house/trim), and in accordance with federal, state and local laws or ordinances and in conformity with architectural committee approval and requirements.
4. The installer and/or homeowner agrees to indemnify the association and/or its members for any personal injury, loss or damage caused by the installation, maintenance, or use of a video or television antenna or satellite dish.
5. The homeowner member shall maintain, repair, or replace the satellite dish or antenna to a standard acceptable to the Association.
6. The homeowner shall also maintain, repair, or replace, the wall, stucco, roof, or other affected building components, after the installation, replacement or removal of any antenna or satellite dish to a standard acceptable to the Association.
7. The homeowner shall inform all subsequent purchasers of his/her property of the existence of this architectural provision.