

**Capitol Park IV 2009  
Cable, Satellite Dish and Other Media Device  
Common Area Installation Rules**

**Historical Background and Intent:**

The 1960s-built units within CPIV were not designed with sufficient forethought to accommodate the wide-ranging technological advances in television and similar media. Over the last three decades, CPIV Boards have been challenged to create guidelines that accommodate Unit Owners' desire to have this technology, while preserving the value, uniformity and aesthetics of the property. By streamlining the rules into one document, and creating a new procedure and form, it is this Board's hope that Unit Owners and installers will now have clearer, easier-to-follow instructions for implementing these types of installations.

**Goal:**

The goals of this rule are:

1. To provide a temporary grant to unit owners for the use of the common area roof and exterior walls for cable, satellite dish and other in-kind media device installation.
2. To minimize confusion and frustration to Unit Owners about the installation process by providing a diagram.
3. To minimize the occurrence of unsafe conditions and damage to common areas due to improper installations.

**Procedure:**

- I. All Unit Owners shall submit a written request to the CPIV Board of Directors for any installation to occur on the common area.
- II. The Site Manager shall provide the Unit Owner with a form containing a diagram of the exterior of the unit that clearly defines the parameters for where the installation is to occur on the common area.
- III. The Unit Owner shall review the diagram and sign the form, which only then shall be approved by the Board.
- IV. After approval, the Site Manager shall return the completed form to the Unit Owner to proceed with the installation. The Unit owner must show the installer the diagram and request that the installation be completed in accordance with the diagram.
- V. After the installation is complete, the Unit Owner shall contact the Site Manager, who shall verify compliance with the diagram, sign the form and place it in the Unit Owner's file.

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Unit Owner agrees to the following rules in accordance with the CPIV Amended and Restated Bylaws<sup>1</sup>, Sections V, IX, and XII, which pertain to: Maintenance, Repair and Replacement, Obligations of the Unit Owners, and Compliance and Default, respectively. Any request for an exception to these rules will require Board approval.

In accordance with the diagram to be provided to the Unit Owner:

**A. Cable**

1. Shall enter units in CPIV from the rear of the unit at ground level only. (Residents of a tandem unit, or those desiring installation for a television on an upper floor shall still install from the ground floor or ground level apartment).
2. Shall enter units in CPIV no more than 18 inches above ground. All other wiring must be on the interior of the unit.

**B. Satellite Dish**

**Dos:**

1. Satellite dishes shall not be more than 1 meter (39.37") in diameter.
2. No more than two (2) satellite dishes may be installed per unit.
3. All satellite dishes shall be installed on the common area roof at least eight (8) feet from the roof's edge and properly secured to a metal "sled" platform. The sled is to be weighed down with concrete blocks. Under no circumstances may a roof be punctured in any way by satellite installation (main or balcony roof).
4. Satellite dish cable shall loop over the rear roof edge/overhang of the unit in a neat, single-filed manner. Same cable shall be fastened to the rear brick wall in a neat manner, impacting the smallest amount of rear brick surface area as practicable.
5. Satellite dish cable may run down the rear brick wall no lower than 24 inches below the roof edge/overhang.
6. Multiple wire lines shall be neatly bound together, and jointly shall be no more than 2 ½" wide.
7. Installer shall ensure that the satellite dish and satellite cable are properly grounded.

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<sup>1</sup> Amended and Restated Bylaws of Capitol Park IV Condominium Association (ratified Nov. 4, 2006).  
Effective: September 27, 2009

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**Don'ts:**

1. Installation of AM/FM radio, AM radio, FM radio, amateur ("HAM") radio, Citizen's Band (CB) radio, and Digital Audio Radio Service (DARS) antennas is prohibited in the common areas.
2. Satellite dishes shall not be attached to any roof vent pipes or furnace stacks.
3. Satellite dishes shall not be mounted to the front, rear, or side brick wall of a unit. No satellite dish may be mounted to the copper roof flashing or any of the woodwork located under the copper roof flashing (box beams and overhangs).
4. Satellite dish wires shall not be run along the front or side of a unit's exterior wall.
5. Satellite dish cable shall not be mounted to the sloped tin roof or parapet brick wall of units with front raised balconies.
6. Satellite dishes shall not be mounted to the decorative window railings of a unit.
7. Satellite dish wires shall not be installed in a manner that is loose, dangling, jumbled or criss-crossed along the rear of the unit.
8. Unit Owners shall be responsible for prompt removal of the satellite dish in the event it impedes roof repairs or roof replacement.

*C. This section is reserved to further promulgate rules in consideration of unforeseeable issues that may arise or future media technological advances.*

**D. Violations**

If a unit is found to be in violation of any provision of this rule, the Unit Owner will receive a "Notice of Violation Letter", and will have 30 days to cure the violation. If the violation remains uncured, the Unit Owner will be required to attend a hearing before the Board. If the Unit Owner fails to attend the hearing, the Board will render a binding decision, which may include fines and/or an assessment to cover the costs to cure the violation.