



FIRST COLONY
COMMUNITY ASSOCIATION

SATELLITE DISH AND ANTENNAS

The following guidelines have been developed to assist both homeowners and commercial property owners / managers in complying with the general guidelines for the installation of satellite dishes. A Modifications Request form should be submitted to the FCCSA office to make sure we have accurate records.

Definitions

Throughout this document: "Allowed Dish" refers to any direct broadcast satellite antenna or multipoint distribution service antenna, and broadband internet access antennas that are one (1) meter in diameter or less. "Restricted Antenna" refers to any satellite dish that is greater than one meter in diameter, ham radio antennas and all antennas of any kind other than an "Allowed Dish" or "TBS Antenna." "TBS Antenna" is any device designed to receive television broadcast signals. "Mast" is any structure to which an antenna is attached that raises the antenna height.

Installation Rules – Allowed Dishes and Antennas

- (1) Only "Allowed Dishes" and "TBS Antennas" may be installed without prior approval from FCCSA. Please submit Modifications Request form, so we will have a record of the installation.
- (2) The required location (in order of preference) for installing these devices, if an acceptable signal quality can be received without unreasonable delay or unreasonable cost increase, are as follows:
 - (a) the back or side portion of the home or business, below the roofline, where it cannot be seen from public view;
 - (b) on the top roofline near or behind a chimney which will help screen the unit from public view.

Installations must comply with all applicable codes and take aesthetic considerations into account.

Installation Rules – Restricted Antennas

- (1) The installation of "Restricted Antennas" must be approved by FCCSA prior to their installation. They must be located in the rear yard so that it is screened to the maximum extent possible from public and private view by permanent structures such as the house, garage, building or wooden fences. For this purpose, public view is defined as being visible from street, lakes, golf course, or reserves. Private view is defined as being visible from adjacent houses.
 - (a) A Modifications request form must be submitted and approved, before the installation of "Restricted Antennas." This application must include a site plan, dish location, size, and description of the dish, an indication of how it will be mounted and screened.
 - (b) Satellite Restricted Antennas may not be located closer than five (5') feet from any property line. This distance would be measured from the closest part of the dish at any point in its rotation.
 - (c) The Restricted Antennas shall not be placed outside of the building setback lines.
 - (d) Restricted Antennas cannot be mounted in a utility easement. Any dish mounted over an easement is placed there at the owner's risk. If the dish cannot be located behind a permanent structure, full screening with trees may be acceptable. Landscape screening plans must be submitted with the dish application, with the size, type and location of plants indicated.
 - (e) The dish must be made of fiberglass, steel mesh, or spun aluminum. The support pole must be a minimum of three (3") inch outside diameter, schedule 80 steel pipe (or equivalent) set in concrete. The satellite dish should be gray, black, white or beige; any other color must be specifically approved.
 - (f) "Restricted Antennas" cannot exceed twelve (12') feet in diameter.
 - (g) The dish cannot be mounted in a manner that the uppermost portion of the dish, at any point in its rotation, is higher than thirteen (13) feet above ground level.
 - (h) Commercially - if the dish is located on the roof top, it must be appropriately screened along with all of the other roof top equipment. If it is located at ground level, the screening may be achieved with approved fencing, shrubs or a combination of the two. All of this information must be detailed on the Modifications Request form.

Installation Rules - Masts

- (1) Mast height may be no higher than absolutely necessary to receive acceptable quality signals. The rules relating to masts apply only to Allowed Dishes, Broadband and TBS Antennas. No Restricted Antennas are allowed on masts.
- (2) Masts extending twelve (12') feet or less above the roofline may be installed after receipt of a Modifications Request form describing the installation.
- (3) Masts extending more than twelve (12') feet above the roofline must be pre-approved due to safety concerns posed by wind loads and the risks of falling antennas and masts. A Modifications request form must be submitted with a detailed description of the structure and anchoring system to be used; as well as an explanation of the need for a mast higher than twelve (12') feet above the roofline. If this installation will pose a safety hazard to Association residents and personnel, then the Association may prohibit such installation. The notice of disapproval shall specify these safety risks.

Maintenance

- (1) All dishes and antennas must be secured so they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the dish or antenna, including, but not limited to, damage from wind.
- (2) Owners shall not permit their antennas to fall into disrepair or to become a safety hazard, owners shall be responsible for maintenance, repair and replacement and the correction of any safety hazard.
- (3) Dishes and antennas shall be installed and secured in a manner that complies with all applicable state and local laws, ordinances and regulations and manufacturer's instructions.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.

The FCCSA Executive Director approved these guidelines on the 25th of April, 2002 based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.


Sandra K. Denton, Executive Director