

Notification of Guidelines, Conditions, Rules, & Regulations Pertaining to Satellite Dish Installations

Saddle Brook Flats HOA

The following Guidelines, Conditions, Rules, & Regulations have been adopted by the Saddle Brook Flats HOA. The Architectural Control Committee, as directed by the Board, developed these to maintain the best overall appearance of the neighborhood and maintain everyone's property values. Please sign and submit this form prior to your satellite dish installation to acknowledge that you are aware of our Association's policies.

Any deviation from these policies may result in fines, assessments, and/or your additional expense to correct any policy deviation. The homeowner is responsible for any and all costs incurred by the installation, maintenance, repairs, and removal of satellite dish.

- (1) A satellite dish or Over-the-Air-Reception-Device (OTARD) may not be larger than 1 Meter (39.37").
- (2) Permissible installation locations , in order of preference, are:
 - (a) Backside of home (intent is to avoid being visible from street or front of home).
 - (b) In the side yard towards the rear (to the rear of the A/C equipment and utility connections).
 - (c) On the roof on the backside of home (never visible from the street above the top roof line).
- (3) No Satellite dish can be installed on any Saddle Brook Common area.
- (4) Exercise care so as not to damage landscape material. Make repairs as necessary.
- (5) Avoid locating dish above, or damaging, any underground utility lines (always have underground utilities located before digging).
- (6) Utility companies have the right to remove your dish if repairs to their equipment are necessary.
- (7) Homeowner is responsible for removing their dish in the event re-roofing by the HOA is necessary.
- (8) Satellite dish installation must meet all FCC and safety related requirements.
- (9) It is recommended that a licensed and insured contractor be employed to do the

installation /repairs.

(10) The homeowner is responsible for removing obsolete or unused dishes & making necessary repairs.

(11) The homeowner must remove the dish (& make necessary repairs) upon selling the home; unless the Buyer agrees in writing (by signing this form) to assume responsibility for the dish. Failure to remove dish and complete any needed structure repairs, or to arrange for new owner to assume responsibility for the dish, will suspend the release of a paid assessment letter and delay the closing. The selling homeowner is responsible for disclosing to the Buyer what the Association's policies are regarding the satellite dish.

I acknowledge that I have read and understand the Guidelines, Conditions, Rules, & Regulations listed above pertaining to satellite dishes within the Saddle Brook Flats community.

X _____ (Homeowner's Signature)

Date: _____

Address: _____

Email: _____

Phone _____

Installer/Company used: _____

Please submit to: Lambeth Management, PO Box 8071, Greensboro, NC 27419
Fax # 336-464-2576 or email to Tiffany.lmgmt@gmail.com