

**CRYSTAL SPRINGS CONDOMINIUM  
RESOLUTION  
ANTENNA INSTALLATIONS**

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**WHEREAS**, the Crystal Springs Condominium under Declaration of Trust, Bylaws, and Rules and Regulations dated March 30, 1987 and recorded in the Norfolk County Registry of Deeds in Book 7503, Page 139; and

**WHEREAS**, Article \_\_\_\_\_ of the By-Laws of Crystal Springs Condominium; empower The Board of Directors to adopt Rules and Regulations,

**NOW THEREFORE, BE IT RESOLVED THAT** the Crystal Springs Condominium will enforce said Declaration, By-Laws and Rules and Regulations with the following procedure:

1. Definitions:

- (a) **Reception Antenna** means an antenna, satellite dish, or other structure used to receive video programming services intended for reception in the viewing area. Examples of video programming services include direct broadcast satellite services, multipoint distribution services, and television broadcast signals. The mast supporting the Reception Antenna, cabling, supports, guy wires, conduits, wiring, fasteners, bolts, or other accessories for the reception antenna or similar structure is part of the Reception Antenna. A Reception Antenna that has limited transmission capability designed for the viewer to select or use video programming is a Reception Antenna provided that it meets Federal Commission standards for radio and frequency radiation. Structures similar to Reception Antennas are any structures, device, or equipment that is similar in size, weight, or appearance to Reception Antennas.
- (b) **Transmission Antennas** mean any antenna, satellite dish, or structure used to transmit radio, television, cellular, or other signals other than reception antennas. Transmission antennas are prohibited.

2. Installation:

- (a) No resident shall install a reception antenna on any portion of the common areas and facilities unless the area is limited common element or exclusive use area granted pursuant to the provisions of the Master Deed creating the condominium.
- (b). A Reception Antenna which encroaches on the air space of another owner's unit or limited area or onto the general common areas does not comply with this rule.
- (c). Tenants must obtain the written permission of the owner before they may install a reception antenna on any limited common areas as defined in the Master Deed within the owner's exclusive use or control.

3. If a Reception Antenna is installed in a limited common area as defined in the Master Deed, such installation shall be subject to the following:
  - (a). Reception Antenna shall be no larger than necessary for reception of an acceptable quality signal; provided that under no circumstances shall Reception Antennas for direct broadcast satellite services be larger than 18 inches in diameter.
  - (b). Due to safety concerns relating to wind loads and the risk of falling structures, masts, supports, and other structures more than twelve feet high must receive the prior written approval of the Board. The owner must submit an application including detailed drawings of the structure and methods of anchorage.
  - (c). Reception Antennas must be placed in areas that are shielded from view from outside the project or from other units to the extent possible; provided that nothing in this rule shall require a reception antenna to be installed where it precludes reception of an acceptable quality signal.
  - (d). Reception Antennas and similar structures shall not be placed in areas where it blocks fire exits, safety equipment, electrical panels, or other areas for the safe operation of the project. The purpose of this rule is to permit evacuation of the units and project and to provide clear access for emergency personnel.
  - (e). Reception Antennas and similar structures shall not be placed within two feet of electrical power lines and in no event shall they be placed in an area where it can be reached by the play in the electrical power lines. The purpose of this rule is to prevent injury or damage resulting from contact with the power lines.
  - (f). If the Reception Antennas are allowed to be placed on the building, they must be painted to match the color of the building. In addition, the Board may require a resident to install inexpensive screens or plants to shield the reception antenna from view.
  - (g). Any resident installing, maintaining, or using a Reception Antenna shall do so in such a way that it does not materially damage the general common elements or the units, void any warranties of the Association or other owners, or impair the water tight integrity of the buildings.
  - (h). The residents who own or use the Reception Antenna are responsible for all costs associated with their Reception Antenna including, but not limited to, costs to: (1). repair, maintain, remove, and replace the Reception Antenna; (2). repair damages to the common elements, the unit, other units, and other property caused by the installation, existence, or use of Reception Antenna; (3). pay for medical expenses incurred by persons injured by the installation, existence, or use of the Reception Antenna; and (4). reimburse residents or the Association for damages caused by the installation, existence, or use of the Reception Antenna. Evidence of

insurance of the installing contractor which shows satisfactory kinds and amounts shall be provided to the Association prior to the commencement of work, naming the Association as an additional insured.

(I). Due to safety concerns relating to the falling of structures, all Reception Antennas shall be securely attached to the building or ground and have guy wires securing the device to the building or ground if said building or ground area is limited common element. Otherwise, guy wires and the like may not be attached to common areas and facilities.

(j). Residents shall not permit their Reception Antenna to fall into disrepair or to become a safety hazard.

(k). Process and Procedure

(a) In the event of a violation of these rules, the Association may bring an action for declaratory relief with the Federal Communications Commission or any court having jurisdiction over the matter. In the event that the FCC or court determines that there has been a violation, a fine of \$50.00 shall be imposed. If, after the FCC or court determination, the violation has not been corrected within a reasonable time as determined by the Board, additional fines of \$10.00 a day shall be imposed. To the extent permitted by the FCC, the Association shall be entitled to reasonable attorneys' fees and costs and expenses if the regulation is validated. In addition the Association may seek injunctive relief.

4. Installation of antenna masts if required: Prior to the commencement of any installation, the resident shall provide a copy of the electrical license of the installer. All work must be performed by licensed electricians. In addition, the resident must provide a certificate from a registered architect that none of the work shall jeopardize the soundness or safety of the building, including damage from wind velocity based upon the unique location of the condominium. Said architect shall also provide detailed plans and specifications prior to commencing the installation.
5. Severability. If any of these provisions are ruled to be invalid, the remainder of these rules shall remain in full force and effect.