



SATELLITE DISH POLICY

QUAIL RIDGE HOMEOWNERS ASSOCIATION SATELLITE DISH INSTALLATION AND MAINTENANCE POLICY

1. Satellite dishes of one (1) meter or less in diameter, and other communication-receiving antennae or devices, and related equipment covered by the Federal Telecommunications Act of 1996 (the "Act") (collectively referred to in this policy as "qualified satellite receiver"), may be installed in the Owner's Unit and Exclusive Use (Patio or Balcony) as provided in this policy. Satellite dishes larger than one (1) meter in diameter, and any other antennae not covered by the Act, are prohibited as provided in the Association's governing documents.
2. Application to the Association shall not be required prior to installing a satellite receiver **AS LONG AS THE ADOPTED POLICY IS ADHERED TO.**
3. No fee or deposit payable to the Association shall be required prior to installation of a qualified satellite receiver.
4. An Owner may install a qualified satellite receiver in the Owner's Unit or on the Patio/balcony in a location necessary for the signal strength desired. If more than one location in the Unit or on the patio/balcony will provide the requisite signal strength, Owner must place his or her qualified satellite receiver in the location which will minimize the visual effect of the equipment on the Common Areas and other residents.
5. Owner shall keep the qualified satellite receiver in good repair and maintenance and not permit the antenna to become unsightly.
6. Qualified satellite receivers may **not** be installed on any part of the Association Common Areas.
7. Owner shall indemnify and hold harmless the Association, and its agents, directors, officers, and employees, from any and all loss, claim, damage, injury, judgment, or cost, including attorneys' fees and court costs, resulting from or arising out of Owner's installation, maintenance, or use of the qualified satellite receiver, to the extent that Owner's negligence in installation, maintenance, and/or use of the qualified satellite receiver caused or resulted in the loss, claim, damage, injury judgment or cost, including attorneys' fees and court costs being indemnified.
8. Nothing in this policy is intended to unreasonably increase the Owner's cost of installing a satellite receiver, unreasonably delay the installation, or unreasonably decrease the reception of the signals received. Should any Owner believe that anything in this policy unreasonably affects the cost, delays installation, or decreases signal strength, the Owner is encouraged to contact Management to discuss and resolve the matter.
9. Nothing in this policy is to be interpreted as being in contravention of the Act regarding the installation, maintenance, and the use of satellite dishes. Should any portion of this policy be interpreted as contravening the Act, that section or sections shall be considered immediately modified to conform to the Act. Should it be impossible to modify the section or sections, that section or sections shall be deemed severable from the remainder of the policy, and shall be of no force and effect whatsoever.
10. Prior to, or simultaneously with, the installation of the qualified satellite receiver, the Owner of the unit shall execute a copy of this policy and provide the signed copy to at the Board of Directors.



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This policy is adopted by the Board of Directors of the Quail Ridge Homeowners Association at its meeting held on April 18, 2000, in Oceanside, California.

Secretary Signature	
Secretary:	Meeting Date:

THE TERMS AND CONDITIONS OUTLINED IN THE ABOVE POLICY ARE HEREBY ACCEPTED.

Homeowner Signature			
Homeowner:			Date:
Printed Name:			Unit #:
Property Address:	City:	State:	Zip Code: