



Greystone HOA

POLICY #4 SATELLITE DISH AND ANTENNA POLICY

1. Areas Under an Owner's Exclusive Use and Control.
 - a. **Dishes.** Satellite dishes and antennae designed to receive video programming services via multi-point distribution services may be installed in an area under an owner's exclusive use or control so long as such antennae and satellite dishes are:
 - i. ARC Application is submitted
 - ii. One meter or less in diameter
 - iii. Installed in the least visually obtrusive portion of an owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive
 - iv. Either screened from view or painted to match the surrounding area so as to blend in with the surrounding area, so long as such screening or painting is not unreasonably expensive.
 - v. Residents are encouraged to consider aesthetics of the community. When possible, the dish must be visually shielded from most of the view of the residents traveling on the street and sidewalks.
 - vi. Satellite dishes are recommended to be attached to your home under the roof line in back or on the side toward the rear of the house.
 - vii. Satellite dishes should not be fastened to fences or other accessory structures, like sheds or trellises.
 - viii. If satellite dish is installed on a pole, the pole should not be higher than 48 inches. The pole must be located in fully fenced back yard.
 - ix. Satellite dishes should not be placed on the ridge of the roof.
 - x. Loose wires and cables should be secured and concealed.
 - xi. Maximum of two satellite dishes are allowed per residence.
 - b. **Broadcast Antennae.** Antennae designed to receive television broadcast signals may be installed in an area under an owner's exclusive use or control so long as:
 - i. an acceptable quality signal cannot be received via an indoor antenna (e.g., an antenna mounted in an attic, "rabbit ears," etc.)
 - ii. the antenna used is the smallest size available at a reasonable cost that receives an acceptable quality signal.
 - iii. the antenna is installed in the least visually obtrusive portion of an owner's property where an acceptable quality signal can be received, so long as such installation is not unreasonably expensive.
 - c. **Notification.** After installing an outdoor antenna or satellite dish pursuant to Paragraph (a) or (b) above, the ARC will inspect the antenna or satellite dish to determine compliance with the above requirements.
2. Areas Not Under an Owner's Exclusive Use or Control.
 - a. Owners are not permitted to install satellite dishes and antennae in areas that are not under the owner's exclusive use or control. Such areas include all common area, including but not limited to, landscaped areas, open spaces and wetlands.