



Lakes at Larchmont Condominiums  
Resolution Adopting Procedures for  
Installation of Satellite Dishes

Whereas the Board of Trustees (“Board”) is granted the authority in the Association’s governing documents, specifically the by-laws at Articles IV and V to operate and manage Property, business and the affairs of the Association, and exercise all powers, duties and authority necessary for the proper conduct and administration of the affairs of the association: and

Whereas for the benefit of the Association and of the individual Unit owners, the board deems it necessary and desirable to establish procedures for the installation and maintenance of satellite dishes: and

Whereas, the board has the power to enforce on its own behalf and on behalf of all unit owners, all the restrictions and obligations set forth in the Governing Documents including the regulation, appearance, maintenance use of the unites and Common Elements and has the authority to notify Unit Owners of any violation of the Governing Documents and assess fine for violations of the Condominium Documents; and

Now, therefore, be it resolved by the Board of Trustees that the following is adopted and added to the Rules and Regulations of the Lakes at Larchmont Condominium Association:

***Application Procedures, Placement and fines Associated with Satellite Dishes (Dish):***

1. Owner of unit must submit an “Architectural Change Application” to the Board of Trustees. That application must include a sketch showing the placement of the proposed satellite dish, a signed indemnification agreement. The application will not be reviewed unless it is submitted with all the required paperwork. All incomplete applications will be returned to the owner. No work may commence until approval of the board and or Management is received. No application will

be considered if the owner is delinquent in any of the Association dues or charges. Application can be resubmitted when account is brought current.

2. The board and or Management will review the application and proposed placement of dish. The preferred placement of dishes within the LALCA Condos is as follows:
  - a. Mounted to a pole within the limited common area not to exceed 6 foot. No dishes will be installed on roof/siding.
  - b. Placement of dishes will be determined by Board of Trustees based on the individual design of each unit.
  - c. No unit will be permitted more that one dish, and shall not be more that one meter in dimension.

*Please note: The Board of Trustees for the Lakes at Larchmont Condos will not guarantee a signal given the proceeding rules for placement.*

***At all times, any wiring or brackets must be concealed as much as possible without harming the structure of the building, No dishes may be placed in such a way that they use any protruding portion of the building as there sole means of installation (I.E. attached to the roof vent stack is not allowed). Second floor units may be installed with a pole and bucket on decks.***

3. All dishes must be maintained in a neat and orderly fashion. Owner of the dish must remove the dish upon either selling the unit or discontinuing service. If the association must remove and dispose of the dish, there will be an additional charge of \$250.00.
4. If the owner is selling or renting the unit and no longer needs the dish, the dish must be removed prior to settlement. Units with dishes will be inspected prior to settlement and if the dish remains at that time, a \$250.00 dollar charge will be added to the settlement charges plus fines. Check must be made payable to the Lakes at Larchmont Condominium Association, and must be paid by the seller.
5. If owner of existing satellite dish desires to do any of the following, it must be submitted prior to making the change:
  - a. Change of location of the dish
  - b. Change type of dish(example HD or service change)

***No changes can be made with out association approval***

6. The Association must be notified if owner is removing dish so building can be inspected for damage. If any damage occurs to the building as a result of the installation of a dish, the owner will pay for all repairs.

**All approved Dishes installed prior to December 1<sup>st</sup> 2008 will not have to meet these guidelines.** If a dish was installed prior to

this resolution date and did not receive approval, a new application must be filed with the appropriate guidelines in the proceeding followed.

**If you are unsure if your dish has approval- You must Contact Mamco Property Management. 856-273-8483. All unapproved dishes that remain after 12/1/08 will be removed at the owners expense (\$250.00).**

The resolution replaces any and all rules applicable to the LALCA "Otard" rules, all Federal guidelines will be met in consideration of the placement of the dish.

Resolution was passed on by the Lakes at Larchmont Condominiums; Signatures below represent this resolution November 20, 2008.

Updated 11/21/08