

FAIRLINGTON ARBOR CONDOMINIUM GUIDELINES FOR SATELLITE DISHES/ANTENNAE

Due to the designation of Fairlington Arbor as a recognized historical community, the Council is entitled to promulgate regulations governing the placement of antenna anywhere in the community. Thus, owners or residents who wish to install a satellite dish or other video-programming antenna must adhere to the following procedures.

Prior to installing a DBS (Direct Broadcast Satellite), Multichannel Multipoint Distribution Service (MMDS), or over-the-air antenna (hereafter referred to as "Antenna(e)"), the owner shall submit a written application to the Board of Directors of the Council at the following address: Post Office Box 16756, Alexandria, VA. 22302.

In the written application, the owner shall state his or her intention to install an Antenna, and shall advise the Council of the size and proposed height of the Antenna and the intended installation location along with a sketch. . Within ten (10) days of the receipt of the owner's application, the Council shall make arrangements to inspect the proposed installation location and promptly advise the owner as to the acceptability of the Antenna installation. A post-installation inspection may be made to ascertain that the installation is in accordance with the approved application but failure to conduct such an inspection does not excuse an owner for non-compliance with the approved application.

Any owner or resident who installs (or has another party install) an Antenna without prior notification and approval by the Board as required herein, shall do so at his or her own risk. Installation without an approved application may result in the subsequent removal of the Antenna and liability for expenses associated with the removal and/or relocation of the same.

Owners are responsible for the actions of their tenants with respect to installation of Antennae.

INSTALLATION CRITERIA

The Council's rulings on acceptability shall be made in accordance with the criteria set forth below. The application for the Antenna, shall be approved if the Board of Directors finds the following criteria to be satisfied by the applicant:

- A. The DBS satellite dish, is no more than 39.37 inches (1 meter) in diameter.
- B. The Antenna, will be located in an area within the limited common element

patio so that the top edge of the Antenna is no more than six (6) inches above the lowest section of ground-level privacy fencing that encloses the patio area of the unit.

C. The Antenna is not attached to the common elements (including but not limited to the building, roofs, chimneys or fences), or the exterior walls, doors, or windows of the units), or located anywhere on the common elements outside the patio (including but not limited to grassy areas, mulch beds, walkways, porches or stoops).

D. The Antenna, will not adversely affect the safety of others or the reception of radios and television sets of neighbors.

E. The Antenna, will be wired safely and neatly, so as to be as visually unobtrusive as possible and protected from children, animals or vandals.

F. The Antenna will be of a color and material reasonably compatible with the color and materials of the unit and building in which the unit is located and the Board may require camouflaging or screening of any Antenna as it deems necessary to minimize the visual impact and maintain the historical character of the community.