

RESOLUTION ADOPTING SATELLITE DISH PLACEMENT STANDARDS  
FOR VILLAS AT EVANS MILL

*WHEREBY, Article V, Section 4 (b) of the Declaration of Covenants, Conditions and Restrictions for Villas at Evans Mill ("Covenants") provides in part that the Architectural Control Committee ("ACC") shall adopt Design Standards;*

*WHEREBY, Article VI, Section 13 of the Covenants controls the use and placement of antennas and satellite dishes;*

*WHEREBY, the ACC for Villas at Evans Mill HOA, Inc. ("Association") has determined that it is in the best interest of the Association to adopt standards for the placement of satellite dishes in order to conform to federal FCC regulations; and*

*WHEREBY, a majority of the ACC members have voted in favor of the below standards.*

*WHEREFORE, the following standards are hereby adopted, and effective upon copies being mailed to all the Owners.*

**PLACEMENT OF SATELLITE DISHES**

Owners shall provide at least forty-eight (48) hour written notice to the Association regarding intended installation. Satellite dishes shall not be placed within view from any streets within the subdivision. Any other location on the Lot will be allowed if it is the only placement allowing for receiving a reasonably acceptable signal. **Satellite dishes are prohibited from being placed on the roof, unless a reasonably acceptable signal cannot be received from any other location on the Lot.**

If the proposed placement is in view from the street, or is located on the roof, the Association may require the Owner to provide written confirmation from the satellite installer that an acceptable quality signal can only be achieved in such location. The written confirmation shall not be considered a pre-condition to installation, but shall be provided by the Owner within seven (7) days from the Association's written request. If the written confirmation is not supplied to the Association within seven (7) days, the Association may require the Owner to re-locate the satellite dish to an area that is not in view of the street or on the roof.

Owners will be required to pay for removal of satellite dishes, and in addition will be responsible for any expenses related to damages and repairs caused by installation, location, or removal, including placement on the roof. Any such expenses will also be considered a specific assessment on the Owner and Unit.

**ANY VIOLATION OF THESE STANDARDS AND PROCEDURES WILL BE SUBJECT TO A DAILY FINE.**

*The foregoing standards were adopted by resolution of the Architectural Control Committee for the Association on this 13 day of February, 202, as indicated by signatures below.*

Signature: Kim Ealey

Signature: Ronald Hunter

Signature: John Baller

Signature: Ann Vaughn

Signature: \_\_\_\_\_