

**FAIRLINGTON GREEN CONDOMINIUM
COUNCIL OF CO-OWNERS**

**POLICY RESOLUTION NO. 95- 01
(Guidelines for Satellite Dishes and Antennas)**

WHEREAS, Article VI, Section 5 (paragraph 10) of the First Deed of Amendment to the By-Laws of Fairlington Green Condominium prohibits radio or television aerial or similar structures from being attached to or hung from the exterior of the family units or installed in limited common elements areas without written approval of the Board of Directors; and

WHEREAS, Article VII, Section 6 (paragraph 20) of the By-Laws empowers the Board of Directors with the authority to create rules governing the use of the units and common elements within Fairlington Green; and

WHEREAS, the Board of Directors deems it in the best interest of the Council of Co-Owners to establish more specific guidelines to govern the installation of satellite dishes and exterior antennas at the Condominium.

NOW, THEREFORE, Be IT RESOLVED THAT the following guidelines for satellite dishes and exterior antennas are hereby adopted by the Board of Directors of the Fairlington Green Condominium Council of Co-Owners:

1. No exterior antenna, satellite dish, or other device for the transmission or reception of radio or television signals or any other form of electromagnetic radiation shall be permitted without the prior written approval of the Board of Directors or its designee.
2. The application for such a device may be approved by the Board of Directors if the proposed device will not be visible from the surrounding units, streets, or common elements of the Condominium; otherwise, the application for such a device shall be disfavored.

Notwithstanding the disfavor of such devices, the Board of Directors retains the power to approve an application for such a device if the following criteria are satisfied by the applicant:

- a. The device is 24 inches or less in its dimension;
- b. The device is located in an area on the family unit where it is compatible with the natural setting of the unit and the Condominium;

- c. The device is designed to resemble other structures, devices, or improvements otherwise allowed by these guidelines or is adequately obscured from view by an acceptable visual barrier;
- d. The device is of a color and material which are reasonably compatible with the color and materials of the unit and Condominium;
- e. The device does not adversely affect the view or lifestyle of neighbors, the electromagnetic reception of the radios or television sets of neighbors, or the value of the units of neighbors.
- f. The device may not be attached to the building or the fence surrounding the limited common area.
- g. No exterior wiring is allowed to be attached to the building or fencing. Point of cable entry must be the first floor, therefore, units on the second floor may not be allowed to have a satellite dishes.
- h. Owner is responsible for any damage to the unit or common area as a result of such an installation, therefore, the Owner agrees to defend, indemnify, and hold harmless the Council of Co-Owners, the Board of Directors, and it's Agents for any claims or damages caused by installation of a failure to maintain or properly use such device.
- i. Owner is responsible for obtaining any required state, local, or County permits in relation to installation of such a device.
- j. Owner may not store any related articles in the common area outside of the fenced limited common area either prior to or during installation.

The Board of Directors reserves the power to conditionally approve applications for such devices. Applicants may be required to install visual barriers, such as lattice or landscaping, around the device in order to diminish any adverse visual effect which may be caused by the installation of the device.

FAIRLINGTON GREEN CONDOMINIUM
COUNCIL OF CO-OWNERS

8/2/95
Date


By: Sarah Trott, President

FOR ASSOCIATION RECORDS

I hereby certify that the foregoing Policy Resolution was duly adopted by the Board of Directors on the _____ day of _____, 1995, and that a copy of the Resolution was mailed or hand-delivered to the members of the Fairlington Green Condominium Council of Co-Owners on this _____ day of _____, 1995.



Secretary