

The Legends at Grove City Condominium Association

Property Control Policy

P-05

Policy on Satellite Dishes

Drafted: January 17, 2024

Adopted: March 14, 2024

Revised:

Policy on Satellite Dishes

Satellite Dishes that are one meter or less in diameter may be installed. Dishes larger than one meter are prohibited.

Dishes shall be installed solely for individually owned unit as designated on the recorded deed.

Dishes shall be mounted on the ground, on either the side or rear of the unit, shielded from view from the street to the maximum extent possible, however nothing in this rule will require installation in a location from which an acceptable quality signal may not be received.

Satellite Dishes may not be installed on the roof, siding or trees.

Note: Over time, as communications technology has evolved, the Federal Communications Commission (FFC) has implemented regulations which clarify the right of consumers to utilize various communications systems, even if such may have previously prohibited by restrictive covenant of homeowner's associations. For example The Association Rules & Regulations indicates that no satellite dishes are permitted the use of satellite dishes in the Community. This Policy permits the installation of satellite dishes pursuant to FFC regulations.

Legal Document References

Public Offering: No Reference

Declaration of Condominium: No Reference

By-Laws: No Reference

PA Code: No Reference

Rules & Regulations:

The Unit owners shall not cause or permit anything to be hung or displayed on or projected from the outside windows or placed on the outside walls or door of a building. By way of example this means no sign, canopy awning, shutter, radio or television antenna or satellite dish, air conditioner, ventilators or fans shall be affixed or placed on the exterior walls, doors, roof, and any part thereof or exposed on or at any window, unless expressly permitted by the Board.