

THE ATRIUM CONDOMINIUM ASSOCIATION
POLICY ON SATELLITE RECEIVER DISHES

January, 2002

The Board of Directors has adopted the following policy on the installation of satellite receiver dishes by residents of The Atrium Condominiums in an effort to permit each homeowner to receive direct broadcast satellite services while maintaining the aesthetic and architectural integrity of the complex.

Registration Required Each Homeowner wishing to install a satellite receiver dish will be required to register the installation with the Board of Directors. The registration form will include information as to type of antenna, the installation site and method of attachment. If the proposed installation is not in one of the pre-approved locations, the Homeowner will be asked to meet with the Board to have the alternate location reviewed. The registration form will also contain a statement to be signed by the homeowner accepting financial responsibility and legal liability for the installation.

Pre-Approved Locations Satellite receiver dishes one meter or less in diameter may be installed (in preferred order) : On the floor of the homeowner's patio or balcony; On the attached railings of the patio or balcony as long as at least half the dish is within the exterior planes of the patio/balcony. Homeowners using this latter location will be required to sign a statement acknowledging their responsibility for any damage caused workmen installing or servicing dishes installed on the railings. The method of attachment must be such that, upon removal of the antenna, all signs of the installation can be obliterated. Registration forms must be filed with the Property Manager or the Board of Directors prior to beginning any such installation.

Locations NOT Approved for Installations Satellite receiver dishes may NOT be placed on or attached to any part of the Common Elements including: Areas covered by roofing membrane; chimneys; stairwells; the sides of buildings; carports; lawn or planting areas; asphalt or concrete areas; or any place that could interfere with the safety of residents, guests or workmen. Dishes or cables may NOT be installed anywhere that would interfere with normal maintenance activities of the Association. Cables may NOT be strung across open areas such as stairwells or between buildings.

Permitted Methods of Attachment Satellite receiver dishes must be installed mechanically, using bolts and nuts, lag screws and reinforcement of sufficient strength, number and placement to guarantee the stability of the installation during any foreseeable weather conditions. THE ASSOCIATION ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY SATELLITE RECEIVER DISH INSTALLATION. ANY DAMAGES TO THE BUILDING STRUCTURE OR INJURIES TO ANY PERSON AS A RESULT OF OR CAUSED BY SUCH INSTALLATION SHALL BE SOLELY THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATED WITH SUCH DISH INSTALLATION. Dishes shall not be installed by gluing or clamping. Dishes mounted on a platform may be ballasted if installed on the floor of a balcony.

Approved Cabling Techniques Cables must be black or dark brown in color. They must be securely fastened to the building with fasteners made for that purpose. Cables must NOT be draped across the roof membrane or touch the roof membrane. Cables that are improperly installed or unsafely installed will be removed at the expense of the homeowner associated with the system. Cables penetrating an exterior wall must be drip-looped and either caulked or grommeted at the penetration point. Cables may NOT be inserted through window openings. Only ONE cable per unit will be permitted to be on the exterior of the building. Multiple outlets within a unit must be wired from within the unit. Wiring that is not inspected by the City and County of Denver Building Department must be inspected by the Property Manager. It is the responsibility of the homeowner involved to schedule and pass this inspection.

General It is sincerely recommended that satellite receiver dish installations be done by certified professionals. Most companies selling or renting this equipment can supply or recommend qualified installers. The Association's blanket insurance policy does NOT cover injuries occurring during the installation of a dish (for instance, if you fall off your balcony) or injuries/damage caused by the dish itself (for instance, a strong wind breaks the mount and the dish falls on your neighbor's car). Check your own insurance policies and increase your coverage as necessary. Certain building maintenance projects (painting balcony railings, etc.) may require the periodic removal of the dishes. If so, notices will be posted giving homeowners sufficient time to remove the dishes at their own expense. The Association will not be responsible for damage caused to dish installations if such notice is given and the dishes are not removed as requested. No trees, bushes or other planting material may be removed, trimmed or altered without the express written premission of the Board of Directors.

This policy of the Atrium Condominium Association was adopted by the Board of Directors on November 29, 2001