

SENTINEL OF LANDMARK CONDOMINIUM UNIT OWNERS ASSOCIATION

POLICY RESOLUTION NO. 1

ANTENNA PLACEMENT PROCEDURES AND GUIDELINES

relating to the regulation and placement of permitted antennas within Sentinel of Landmark Condominium Unit Owners Association ("Association").

RECITALS:

R-1. Article V, Section 3 of the By-Laws assigns the Board of Directors ("Board") all of the powers and duties necessary for the administration of the affairs of the Association and the Condominium and further states that the Board may do all such acts and things as are not by law or the By-Laws directed to be exercised and done by the members.

R-2. Section 207 of the Telecommunications Act of 1996 has made unenforceable certain restrictions on installation of certain antennas.

R-3. For the benefit and protection of the Association, the owners and residents, the Board deems it necessary to establish guidelines and procedures for regulation of and the installation, use and maintenance of permitted antennas within the Condominium.

NOW, THEREFORE, BE IT RESOLVED THAT, the following Antenna Placement Procedures and Guidelines be adopted:

I. GENERAL

Except for Covered Antennas (as defined herein) which are subject to the Federal Communications Commission Over-the-Air Reception Devices Rule, no antenna used to transmit or receive video, radio or short-wave broadcast signals of any kind may be placed, installed or operated within the Condominium without prior application to and written approval of the Board or the Covenants Committee ("Committee"), as appropriate, except pursuant to the procedures set forth in this Resolution. (In the absence of the Covenants Committee, the Board shall perform this function.)

II. EXCEPTION FOR ANTENNAS INSTALLED WITHIN A UNIT AND NOT
VISIBLE FROM OUTSIDE THE BUILDING.

An antenna of any type may be installed totally within an individually-owned unit so long as the antenna is not visible from outside the building and the installation complies with all applicable health, safety, building code and licensing requirements.

III. EXCEPTION FOR COVERED ANTENNAS PLACED ON
INDIVIDUALLY-OWNED, EXCLUSIVE USE PROPERTY

A. In accordance with Federal law (Section 207 of the Telecommunications Act of 1996 and 47 C.F.R. § 1.4000 of the Rules of the Federal Communications Commission), the placement of: (i) a direct broadcast satellite ("DBS") antenna that is one meter or less in diameter, (ii) a multipoint distribution service ("MDS") antenna that is one meter or less in diameter or diagonal measurement, (iii) a television broadcast signal ("TVBS") antenna, and (iv) an antenna mast measuring not more than 12 feet in height (collectively, the "Covered Antennas") on (a) individually-owned property or (b) property in which the owner has a direct or indirect ownership interest and which is within the exclusive use or control of such owner is permitted subject to prior notification of installation and subject to the restrictions and guidelines set forth in Section IV of this Resolution.

B. Before installing a Covered Antenna, owners and tenants must notify the Committee in writing of their intent to install a Covered Antenna and provide relevant information about the Covered Antenna by completing the Antenna Placement Notification

Form attached as Exhibit A. Prior approval is not required to install a Covered Antenna.

IV. GUIDELINES FOR THE INSTALLATION, USE AND MAINTENANCE OF
COVERED ANTENNAS

A. Location.

1. If there is more than one location where an acceptable quality signal can be received, the Covered Antenna must be placed in the location that is least visible to persons not on the owner's property. The preferred location on a balcony is within the interior space of the balcony below the height level of the balcony railing.

2. If the only location where an acceptable quality signal can be received is a highly visible location, then the Covered Antenna must be appropriately camouflaged or screened, to the extent signal quality is not diminished so extensively that reception is unreasonably impaired, by paint or other means which do not unreasonably delay or increase the cost of the installation. The Board or the Committee may require disguising the Covered Antenna (e.g., as a rock or umbrella), camouflaging the Covered Antenna by painting or reducing visibility by screening. The Board or the Committee has the right but not the

obligation to pay the cost of reasonable additional screening of any visible Covered Antenna, to the extent such screening does not unreasonably impair signal quality or unreasonably delay installation.

B. Installation.

1. The installation of any Covered Antenna must comply at all times with all applicable building codes and industry safety standards (e.g., not within two feet of electric power lines). The Covered Antenna must be affixed to its location in a safe and secure manner. Acceptable installation techniques for common Covered Antennas are as shown on the Installation Details furnished by the antenna manufacturer, unless a different Installation Detail is attached as an exhibit to this Resolution.

2. Any damage caused by the installation of the Covered Antenna shall be repaired at the sole expense of the owner immediately following the installation.

3. Cabling and grounding wire shall be installed in the least visible manner possible. When a Covered Antenna is located on the ground, cabling and wire shall be installed underground whenever possible unless doing so would be unreasonably costly (See Section VII).

4. If it is possible (without unreasonable delay, expense or signal impairment) to install the cable without penetrating an exterior surface (roof, window or wall) by using "ribbon cable" or a through-the-glass device, then the installation may not penetrate (make a hole through) such building components.

5. If a contractor is installing the Covered Antenna, the contractor shall: (i) be appropriately licensed as required by law, (ii) employ personnel trained in the proper installation of such equipment and (iii) upon request, furnish evidence of all required insurance coverages.

C. Maintenance.

1. Maintenance of Covered Antennas shall be the responsibility of the owner. The Covered Antenna (and associated camouflaging and screening) shall be maintained in a manner that its appearance and condition remains consistent with the original appearance and condition of the Covered Antenna. Any damage, dislodgement, or wear and tear of the Covered Antenna that is visible from outside the building, shall be repaired by the owner as soon as practicable.

2. If an owner fails to maintain a Covered Antenna properly, the Committee shall notify the owner, in writing, that

the Covered Antenna requires maintenance or repair and that such maintenance or repair must be completed within thirty days after such notification (or such lesser period as may be established by the Committee for safety reasons or other good cause shown). If any required repair or maintenance is not performed by the owner within the time period allowed, the Association may complete such maintenance and repair and assess the reasonable cost of such work to the owner.

3. If a Covered Antenna must be removed to allow the Association to perform necessary maintenance or repair, the owner shall be responsible for the removal of such Covered Antenna within seven days (or such shorter period as may be reasonably necessary under the circumstances) after notice of such maintenance or repair. If the owner fails to remove the Covered Antenna prior to the commencement of necessary maintenance or repairs, then the Association shall remove such Covered Antenna and assess the reasonable cost of such removal to the owner. If the owner pays the cost, the Association shall reinstall the Covered Antenna when the maintenance or repair has been completed. The Association shall not be liable for damage to the

Covered Antenna during such removal or reinstallation except due to the Association's gross negligence or willful misconduct.

4. If the installation of or access to the Covered Antenna requires passage over restricted access common property in a manner that may be hazardous to the owner or tenant or may damage the restricted access common property, then the Association may at its option perform required maintenance at the reasonable expense of the owner or tenant.

D. Guidelines for TVBS Antenna Placement.

If the signal received by an indoor or attic TVBS antenna is sufficient to receive acceptable quality signal for local off-the-air programming, installation of an outdoor antenna is prohibited. If an exterior installation is necessary, the use of the least obtrusive antenna possible which will receive acceptable quality signal (such as the 12-inch or 18-inch circular dish antenna) is required unless doing so would be unreasonably costly (See Section VII). Any installation of an outdoor TVBS antenna shall conform to all guidelines set forth in Section IV of this Resolution.

V. SAFETY RESTRICTIONS FOR MAST-MOUNTED ANTENNAS

No antenna may be mounted on a mast measuring more than twelve feet in height without prior application to and the written consent of the Committee. The Committee shall approve the proposed installation once it has determined that all applicable building codes, industry safety standards and local permitting requirements have been followed and complied with, and that no other installation could receive an acceptable quality signal without a mast of that height. All antenna masts shall be the minimum height necessary to receive an acceptable quality signal.

VI. DETERMINATION OF SUFFICIENCY OF RECEPTION

To the extent required, the Committee shall employ a knowledgeable, independent consultant to determine the acceptability of broadcast signals received in various locations in any owner's unit or limited common element balcony and recommend a placement that: (1) ensures an acceptable quality signal (if such reception is possible on such owner's property), (2) maximizes the safety of the installation and (3) minimizes the visibility of the antenna.

VII. COST

If the owner or tenant installing a Covered Antenna believes that compliance with these requirements cannot be accomplished at a reasonable cost, such owner or tenant may advise the Association of that fact and the Association may, at its option, share the cost of compliance.

VIII. RELOCATION AND REMOVAL

A. If a Covered Antenna has been installed prior to the date of general distribution of this resolution, the Association may require the owner or tenant served by that antenna to relocate the antenna in compliance with the provisions of this resolution; provided, however, that signal quality is not materially diminished, the relocation is scheduled at the reasonable convenience of the owner or tenant and service is not disrupted for more than twenty-four hours.

B. If a Covered Antenna is installed prior to the Association providing the same service through a common antenna system, the Association may require its removal; provided, however, that the cost of the same service to the owner or tenant is no more than the cost of using the existing individual antenna, the changeover is scheduled at the reasonable

convenience of the owner or tenant and service is not disrupted for more than twenty-four hours. Further, the Association may not charge such owner or tenant any portion of the cost of installation of the central antenna and the Association shall reimburse the owner or tenant for the cost of the covered Antenna, prorated over a useful life of five years. In either case, the cost of relocation or removal shall be at the expense of the Association.

C. If a Covered Antenna is installed after the date of general distribution of this resolution, the Association may require its relocation if not in compliance with this resolution; if a Covered Antenna is installed after the Association provides the same service through a common antenna system, the Association may require its removal. In either case, the cost of relocation or removal shall be at the reasonable expense of the owner or tenant.

IX. ENFORCEMENT

A. If an owner or tenant installs an antenna not permitted by this Resolution, the Committee shall enforce the Association's rules in accordance with Policy Resolution No. _____.

B. If an owner or tenant installs a permitted antenna not in compliance with this Resolution (other than the prior notification requirement), then the Committee shall require the owner or tenant to comply.

C. If an owner or tenant installs a permitted antenna in compliance with this Resolution but fails to provide prior notification, the Committee shall not penalize the owner or tenant nor pursue any other enforcement action.

SENTINEL OF LANDMARK CONDOMINIUM UNIT OWNERS ASSOCIATION
RESOLUTIONS ACTION RECORD

This Resolution, Policy Resolution No. _____, was adopted at a (regular) (special) meeting of the Board held on 2/22/2000, _____, with the directors voting as indicated below:

<u>[Signature]</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<u>[Signature]</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<u>[Signature]</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<u>[Signature]</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

ATTEST:

<u>[Signature]</u> President	<u>2/22/2000</u> Date
<u>[Signature]</u> Secretary	<u>2/22/2000</u> Date

Effective date of resolution: 2-22-2000

Expiration date (if any): _____

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