

**Addition to Mountain River East Condominium Association
Rules & Regulations**

SATELLITE DISH GUIDELINES

Preamble: In order to comply with federal Telecommunications Act of 1996 the regulations thereto promulgated by the Federal Communications Commission regarding antennae designed to receive direct broadcast satellite service, or antennae designed to receive video programming services via multipoint distribution services (said antennae hereinafter jointly referred to as DBS), and to provide for the aesthetic uniformity of the exterior of the Condominium Units, the structural integrity of the Condominium Units, the safety of all persons on the Condominium, and to assess responsibility for all loss, injury, or damage caused by a DBS, or any wires, masts, or other equipment appurtenant thereto, the Association of Units Owners of Mountain River Condominium hereby adopts the following guidelines:

Section 1: Subject to the provisions of sections 2 through 9 of these guidelines, and notwithstanding the provisions of section 2.H.(iv), section 2.H.(ix) or section 5 of the Declaration of Mountain River Condominium , a Unit Owner may install DBS.

Section 2: No DBS shall exceed a measurement of one meter in diameter or one meter in diagonal measurement. If a unit owner desires to install more than one DBS, then the sum of the diameters, or the sum of the diagonal measurements, as the case may be, of all of the DBS' installed by said unit owner shall not exceed one meter.

Section 3: A DBS, and any mast attached thereto, shall be of a color similar to that of the exterior of the condominium buildings, *provided* that obtaining a DBS or a mast of a color similar to that of the exterior of the condominium buildings shall not result in additional cost to the Owner.

Section 4: Prior to the installation of a DBS or a mast, the Unit Owner desiring to install a DBS or a mast shall give written notice to the Management Office of his intent to install a DBS or a mast. Said written notice shall contain the name of the unit owner, the Identifying Number of the Unit, and the date that said installation is to be completed. If the DBS or mast is to be installed by a person, firm, or entity other than the unit owner, the notice shall also contain the name, business address, and telephone number of the person, firm, or entity that is to install the DBS or mast.

Section 5: A DBS shall be installed by a duly licensed and certified installer, unless the manufacturer of the DBS affirmatively state that the DBS need not be installed by a professional installer of such equipment. In any event, the installation of a DBS shall comply with all applicable rules, regulations and safety codes, including without limitation, standards for grounding. All wires shall be properly sealed so as to prevent penetration of the walls by weather and other elements.

Section 6: A DBS shall be installed only on the Limited Common Area adjacent to the Unit and shall not be installed on any common area, *provided*, that the installation of the DBS in compliance with this provision shall preclude the reception of an acceptable quality signal, the DBS shall be installed as close to compliance with this provision as is practical without precluding the reception of an acceptable quality signal.

Section 7:

- (a) No mast supporting a DBS shall extend beyond the airspace of the Limited Common Area adjacent to the Unit into common area airspace or into the air space of another unit, *provided* that compliance with this provision does not preclude reception of an acceptable quality signal. If compliance with this provision shall preclude the reception of an acceptable quality signal, the DBS shall be installed as close to compliance with this provision as is practical without precluding the reception of an acceptable quality signal.
- (b) A Unit Owner desiring to install, or have installed, a mast supporting a DBS that complies with the provisions of sub-section (a) of this section 8, and that exceeds twelve feet in height measured from its base, shall, prior to such installation, obtain such approvals and permits from the Town of Thornton and the State of New Hampshire as is required by applicable law, rule, or regulation.
- (c) A mast shall be installed by a duly licensed and certified installer, unless the manufacturer of the mast affirmatively states that the mast need not be installed by a professional installer of such equipment. In any event, the installation of a mast shall comply with all applicable rules, regulations and safety codes. Any penetrations through exterior walls of any of the buildings shall be properly sealed so as to prevent penetration of the walls by weather of other elements.

Section 8: The installation of a DBS shall be subject to section 4 of the Declaration of Mountain River Condominium regarding the obligation of the Unit Owner to keep the DBS and any appurtenant wires and equipment in good order, condition and repair and the right of the Association to cause said repairs to be made at the expense of the Unit Owner, all as provided in said section 4.

Section 9: By installing a DBS and any wires, masts or other equipment appurtenant thereto, the Unit Owner thereby agrees to hold the Association, all Unit Owners, and all other persons lawfully on the Condominium Premises harmless, to indemnify the Association, all Unit Owners and all other persons lawfully on the Condominium Premises from all loss injury, death, claims, costs (including without limitation reasonable attorney's fees), or damage to any person or property arising from the DBS, any wires, masts, or other equipment appurtenant thereto, or the installation, maintenance or use thereof.