



Castlepoint Homeowners Association, Inc.
(A Colorado Non-Profit Corporation & Covenant Protected Community)

RESOLUTION
Video Antenna/Satellite Dish Installation
POLICY RESOLUTION NUMBER 2004-07

WHEREAS, the Telecommunications Act of 1996 (“Act”) was signed into law on February 8, 1996, Pursuant to the Act, The Federal Communications Commission (“FCC”) adopted a rule effective October 14, 1996 (the FCC Rule), preempting certain restrictions in the governing documents of homeowners associations concerning the installation, maintenance, and use of direct broadcast satellite (DBS), television broadcast (“TBS”), and multi-point distribution device antennas (“MMDS”) (“video antennas/satellite dishes). And,

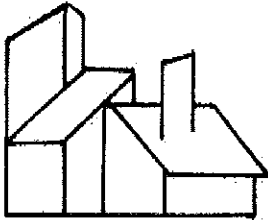
WHEREAS, Article 5, Section 5.1 of the Bylaws of the Castlepoint Homeowners Association, Inc. (“Bylaws”) assigns the Board of directors (“Board”) all powers and duties necessary for the administration of the Castlepoint Homeowners Association (“Association”) and states that the Board may do all such acts and things, except those matters that the Board is prohibited from doing by law of the governing documents; and

WHEREAS, Article 9, Section 9.8 states that:

Antenna. All exterior placement or installation of antenna, satellite dishes and other over the air reception devices less than one (1) meter in diameter designed for reception of video signals within the Property shall be subject to rules and regulations to the extent permitted by federal law. Devices over one (1) meter in diameter and radio reception devices may be installed only with the prior written approval of the Board of Directors. And,

WHEREAS, the Architectural Review Committee and the Board of Directors, in response to the FCC rule, have identified a series of procedures for the implementation of the FCC Rules in concert with The Amended and Restated Declaration of Covenants, Conditions and Restrictions of Castlepoint Townhomes.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the *Guidelines for Antenna/Satellite Dish Installation and Maintenance*.



Castlepoint Homeowner Association, Inc.

(A Colorado Non-Profit Corporation & Covenant Protected Community)

**NOTICE OF INTENT TO INSTALL
VIDEO ANTENNA/SATELLITE DISH**

NOTE: This form must be completed and returned prior to installation of a satellite reception device.

TO: Castlepoint HOA, Inc.
c/o Diversified Property Management
P.O. Box 62218
Colorado Springs, CO 80962

FROM: Owner's Name: _____
Mailing Address: _____
Phone (Home): _____
Phone (Work): _____
Unit Address: _____

Date installation is to be performed: _____

Type of satellite dish to be installed (check any that apply):

- _____ DBS satellite dish 18 inch diameter or smaller (e.g. Primestar, Dish Network, Direct TV, etc.).
- _____ MMDS antenna (wireless cable) 18 inch diameter or smaller (e.g. WANTV)
- _____ Note: Conventional TV antennas are not permitted on the exterior of buildings in Castlepoint.

To date, use and installation of masts has not been necessary within the Castlepoint Community

Installation of dish will be by:

_____ Retailer or service provider: (insert name) _____
_____ Owner
_____ Other (insert name) _____

Describe on the attached form the approximate location of the dish and outline the exact location of the dish and its relationship to other elements of the building to which it will be attached. The Association does not permit exposed cable on the walls and/or over roofs. Dish location and installation shall be as inconspicuous as possible.

Location of the dish and installation is a three-way agreement between the Owner, Service Provider (installer) and the Association. The Association prefers to have representative of each party present at a discussion prior to purchase of service and installation of dish or at least at the time of actual installation to provide guidance.

-----NOTICE-----

Installation of a satellite-receiving device of any size (television, radio, computer, etc.) directly on the metal roof is STRICTLY PROHIBITED!!! Owners/tenants found having mounted such devices on the metal roof will be solely responsible for its removal and the repair/replacement of the specific metal panel and corresponding membrane areas.

The Association prefers to have the dish mounted on the wall with cable going through the wall and interior wiring to run inside the structure's cavities or between the carpet and/or baseboard. If the owner or a family member is not able to do the interior work to conceal the cable, the Association has craftsmen that can be contracted to perform such installation. The owner is solely responsible for all charges involved with dish installation and service.

I acknowledge that I have read, understand and have complied (or will comply) at all times with Castlepoint Homeowners Association's regulations with respect to the installation of satellite dishes. I agree to be held liable for any personal injury, property damage or voiding of any warranties that may occur due to the dish installation and service.

Additional assistance and/or information may be obtained by contacting the Property manager at jennifery@diversifiedprop.com.

Signature _____

Date: _____