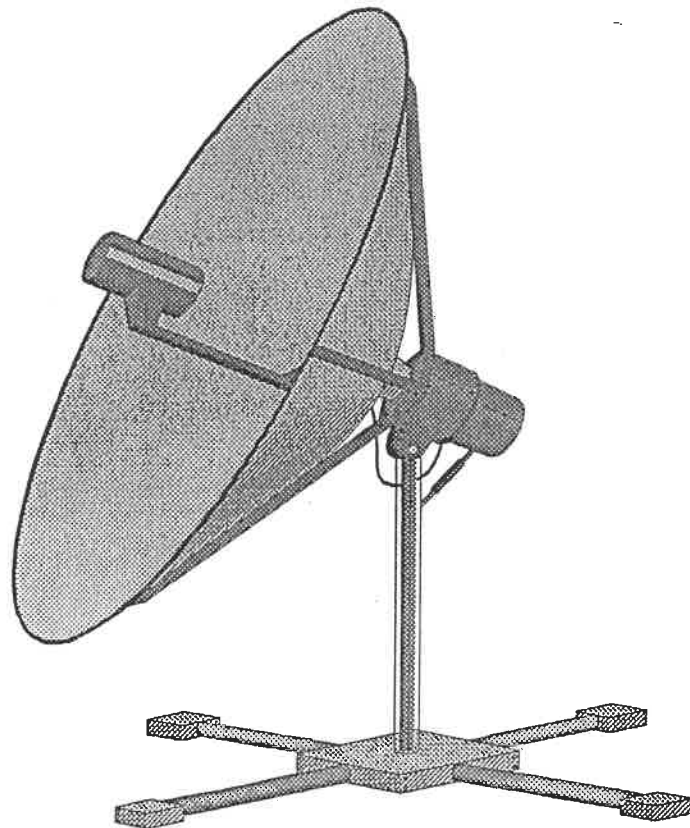


BEFORE INSTALLING A  
SATELLITE DISH READ THE  
ATTACHED ANTENNA  
RULES AND REGULATIONS



# **LAUGHLIN RANCH OWNERS ASSOCIATION**

3900 Frontage Rd., Suite 1 • Bullhead City, AZ 86442 • Office (928) 758-9999 • Fax (928) 758-1464

## **RULES AND REGULATIONS FOR INSTALLATION OF ANTENNAS**

Per Board Resolution 01-20, the Board of Directors hereby adopt the following Rules and Regulations which shall be binding upon all owners and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Association, and which shall supersede any previously adopted rules on the same subject matter.

### **I. Definition of Acceptable Antennas, Type and Size**

1. Direct broadcast satellite (DBS) antennas that are one meter (39.37") or less in diameter.
2. Multipoint distribution service (MDS) antennas that are one meter (39.37") or less in diameter.
3. Television broadcast signal antennas regardless of size.
4. All antennas not covered by the above descriptions at I.1 through I.3 are prohibited unless expressly approved by the Architectural Committee.

### **II. Acceptable Installation Locations and Methods**

1. Antennas shall be installed solely on individually owned property and shall not encroach upon common areas or any other owners property or airspace.
2. Antennas shall be installed in the rear one-half of the property as follows:
  - A. DBS, MDS, or TV broadcast antennas may be installed anywhere in the rear one-half of the property providing they are screened from front street view and side street view on corner lots.
  - B. MDS and TV broadcast antennas requiring installation on a mast shall be installed on the rear portion of the home at a point furthest from the front or side street.
3. Antennas shall be no larger or installed higher than is absolutely necessary for reception of an acceptable quality signal.
4. Antennas installed on masts that extend 12 feet or less above the roofline are considered conforming and may be installed without approval via the notification process.
5. Due to the safety concern for the residents as well as surrounding property owners, antennas installed on masts that extend more than 12 feet above the roofline must be submitted to the Architectural Committee for review. Any application for a mast longer than 12 feet must include a detailed description of the structure and anchorage of the antenna and the mast as well as an explanation of the necessity for a mast higher than 12 feet.
6. Antennas installed on masts on a roof shall not be installed nearer to the side lot line than the total height of the mast and antenna structure above the roof. The purpose of this

regulation is to protect other property that could be damaged if the antennas and mast were to fall during a storm, or from other causes.

7. Owners who erect antennas on a mast will be responsible for any damage caused to surrounding property owners, should the antenna/mast blow or fall down.
8. Nothing in this rule section is intended to require installation in a location from which an acceptable quality signal may not be received.

### **III. Number of Antennas Allowed**

1. No more than one antenna of each provider may be installed by owner.

### **IV. Installation by Tenants**

1. Tenants may install antennas in accordance with these Rules and Regulations providing they have written permission of the property owner. A copy of this written permission must be furnished with the notification form.

### **V. Owner Notification to Association**

1. Any tenant or owner desiring to install a conforming antenna must complete a notification form and submit it to the Association office. If the installation conforms to all of the above rules and regulations, the owner may proceed with the installation immediately.
2. If the installation does not conform to the above Rules and Regulations the owner shall submit to the Architectural Committee which will establish a mutually convenient time to meet to discuss, and render a decision on the non-conforming installation.

### **VI. Enforcement**

1. If an antenna(s) is installed in a manner that does not comply with these Rules and Regulations the Association shall notify the property owner, in writing, of the noncompliance per standard Association procedure.
2. If the noncompliance is not resolved in a timely manner the Association may bring action for declaratory relief with the FCC, or any court of competent jurisdiction.

### **VII. Severability**

1. If any provision of the above Rules and Regulations is ruled invalid, the remainder of these rules shall remain in full force and effect.

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## NOTICE OF INTENT TO INSTALL ANTENNA

Owner(s): \_\_\_\_\_

Installation Address: \_\_\_\_\_  
\_\_\_\_\_

Tract \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

If rented, tenant's name (Attach copy of owner's written permission):

\_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Type of Antenna:

- Direct broadcast satellite -- Diameter \_\_\_\_\_"
- Television broadcast antenna
- Multipoint distribution service -- Diameter \_\_\_\_\_"

Describe Installation Location: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date Installation Proposed: \_\_\_\_\_

**Will the installation be in compliance with the Association Rules & Regulations for Installing of Antennas (which include manufacturers' guidelines and applicable building codes)?**

Yes  No

If yes, you may immediately proceed with the installation.

If no, you will need to submit to the Architectural Committee and you will need to provide information supporting the necessity for nonconforming installation. Do not proceed until you have Architectural Committee approval.

I have read the Rules and Regulations for Installing of Antennas, and I will comply with all of the Association's rules for installing, maintaining, and using antennas. I assume liability for any damage to Association and other owners' property that occurs due to antenna installation, maintenance, and use.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_