



Rules and Regulations Concerning the Installation of Satellite Dishes

In order to keep the aesthetic appearance of Warrenville Lakes Homeowners Association in a good and orderly manner, the Board has adopted the following details of agreement:

1. Any Owner interested in installing a satellite dish with a maximum diameter of eighteen inches (18") must complete and submit to the Board an application and obtain instructions for installation no less than seven (7) days prior to the intended date of actual installation.
2. Satellite dishes may only be installed on portions of the property that serve the applicant's unit alone, such as their own planting bed, or their own roof area. Furnace chimneys will not support attachments and are not to be utilized. The intended area for installation must be approved prior to installation.
3. No more than one (1) antenna of each provider may be installed.
4. All satellite dishes must be professionally installed, to protect the health, safety and welfare of the community and residents. All wiring must be encased in molding which matches the color of the building. Satellite dishes are to be gray or black in color. The unit owner must provide evidence that the contractor is insured and licensed prior to approval by WLHA.
5. Once installed, the Owner will be responsible for the maintenance of the dish. If additional cost is required to maintain the portion of the property on which the dish is installed, the Board shall assess this cost to the Unit Owner. If it is necessary for the Association to remove the satellite dish to perform maintenance, the Owner will be advised accordingly.
6. The Unit Owner shall at all times keep the satellite dish in good repair. Failure to do so after notice from the Board may result in the removal of the dish by WLHA, as well as assessing costs related to such removal, at Owner's expense.
7. The Owner shall be responsible to fund the cost of any maintenance, repair, or replacement to the property resulting from installation of the satellite dish. In addition, the owner must restore the property to its original condition upon removal of the dish.
8. The Owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents and members from any and all claims, controversies or causes of action resulting from the installation or use of this satellite dish, including the payment of any and all costs of litigation and attorneys' fees resulting therefrom. Owner agrees to be responsible for any damage to the property or any injury to any individual as a result of the installation or removal of the dish.

9. Upon transference of the ownership or occupancy of the Unit by sale or renter, the Owner shall inform the successor in title, including any purchaser by articles of agreement for warranty deed, or tenant, of the existence of these rules and regulations and the obligations set forth herein. All obligation herein shall pass to any successor in interest. If the transferee is unwilling to assume the responsibilities set forth herein and execute a new Hold Harmless Agreement, the dish must be removed prior to conveyance.
10. All satellite dishes shall be constructed in strict compliance with these rules and regulations. Any deviation from these rules and regulations without the written consent of the Board of Directors may result in the dismantling and removal of the satellite dish by the Association without notice. All costs of removal and restoration shall be borne by the Owner. The Association reserves the right to levy a continuing and daily fine for each and every day an unauthorized satellite dish shall remain on the premises after the Owner has been notified to remove it, or advised to reinstall the dish in conformance with the Rules and Regulations. The fine shall be set by the Board of Directors in accordance with approved guidelines for fines.

Owner of Unit # _____
Warrenville Lakes Homeowners Association

(Unit Owner Signature)

Date: ____/____/____

Approved by Board of Directors,
Warrenville Lakes Homeowners Association

(Authorized Signature, Title)

Date: ____/____/____