

2/11/97

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HUNTERS BEND

Homeowners Association

Proposed Amendment - Satellite Dish

February 8th, 1997

Presently, the covenants governing the Hunters Bend Homeowners Association ("HBHA") prohibit, among other items, installation of a "satellite dish" within the subdivision. During the last year, the HBHA Board of Directors has received inquiries concerning the installation of satellite dishes. In an effort to address this matter directly and provide reasonable restrictions on the installation of the satellite dishes, the HBHA Board will set this matter for consideration by the members of the HBHA. In accordance with the rules governing the HBHA, the following Amendment will be voted upon by the members of the HBHA at the February 8th annual meeting. The presentation of this amendment for consideration by the homeowners should not be construed as Board approval of the amendment.

Current Covenant:

Paragraph 16, Section IV: No exterior antennas, including, but not limited to, television and "CB" radio, shall be erected anywhere in the Addition without the express approval of the Architectural Committee. Television satellite dish antennas will not be permitted.

Proposed Amendment:

Amending Paragraph 16, Section IV to provide as follows:

Except that installation of a satellite dish in accordance with the following criteria will not be considered a violation of this covenant:

- A) Only one dish may be installed on the dwelling;
- B) Installation of the satellite dish may only be accomplished by the record fee interest owner of the property;
- C) The satellite dish, including all exterior components, shall not exceed diameter of 25 inches;
- D) The HBHA, through the Architectural Committee which is comprised of it's Board of Directors, retains final approval of the installation of the satellite dish. No satellite dish shall be eligible for approval by the Architectural Committee unless:
 1. The satellite dish is not visible from any street within the Hunters Bend addition
 2. The satellite dish is installed in a manner rendering it as inconspicuous as possible on the dwelling, which shall include the size, design, and color of the satellite dish as well as it's physical location on the dwelling;
 3. Installation of the satellite dish does not have any adverse impact upon the aesthetic appearance of the dwelling, the surrounding property owners, or the Hunters Bend sub-division;
 4. Installation of the satellite dish does not pose any risk to the safety, health, and welfare of the residents of Hunters Bend;
- E) The satellite dish satisfies all other applicable zoning, ordinances, covenants, and restrictions.