

## Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

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Doc#	Document Type	Town	Book/Page	File Date	Consideration
149	AMENDMENT		30644/599	09/10/1999	
<b>Property-Street Address and/or Description</b>					
RULES & REGLS 18278-553					
<b>Grantors</b>					
BOURGEOIS CHRISTOPHER &AL TRS, BOURGEOIS CHRISTOPHER W &AL TRS, CALABRIA RONALD &AL TRS, CALABRIA R A &AL TRS, DAUGHTRY JAMES &AL TRS, DAUGHTRY JAMES R &AL TRS, DEER HEDGE RUN CONDOMINIUM TRUST /S TRS					
<b>Grantees</b>					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					



R. C. Calabria

Ronald Calabria AS, Trustee  
of the Deer Hedge Run Condominium Trust

James Daughtry  
James Daughtry AS, Trustee  
of the Deer Hedge Run Condominium Trust

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

August 16, 1999

Then personally appeared before me the above-named Christopher Bourgeois  
and acknowledged the foregoing to be his/her free act  
and deed.

Paul Sluitt  
Notary Public  
My commission expires: May 22, 2003

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

August 16, 1999

Then personally appeared before me the above-named Ronald Calabria  
and acknowledged the foregoing to be his/her free act  
and deed.

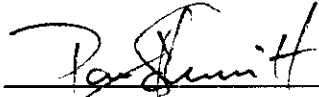
Paul Sluitt  
Notary Public  
My commission expires: May 22, 2003

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

August 16, 1999

Then personally appeared before me the above-named James Daughtry  
\_\_\_\_\_ and acknowledged the foregoing to be his/her free act  
and deed.



Notary Public

My commission expires: May 22, 2003

ANTENNA RULES

The following rules shall appertain to the utilization of antennas at the Condominium.

1. Definitions.

(a) Reception Antenna means an antenna, satellite dish, or other structure used to receive video programming services intended for reception in the viewing area. Examples of video programming services include direct broadcast satellite services, multipoint distribution services, and television broadcast signals. The mast or pole supporting the Reception Antenna, cabling, supports, guy wires, conduits, wiring, fasteners, bolts or other accessories for the reception antenna or similar structure are part of the Reception Antenna. A Reception Antenna that has limited transmission capability designed for the viewer to select or use video programming is a Reception Antenna provided that it meets Federal Communications Commission standards for radio frequency radiation. Structures similar to Reception Antennas are any structure, device, or equipment that is similar in size, weight, appearance to Reception Antennas.

(b) Transmission Antenna means any antenna, satellite dish, or structure used to transmit radio, television, cellular, or other signals other than reception antennas. A Transmission Antenna which is used solely in conjunction with a Reception Antenna shall be considered a Reception Antenna for the purpose of these Rules.

2. (a) No resident shall install a Reception Antenna on any portion of the common areas and facilities unless the area is a limited common area (exclusive use area) appurtenant to the unit where the resident lives as provided in the Master Deed creating the Condominium.

(b) A Reception Antenna shall not encroach on the air space of another owner's unit or limited common area or into the general common areas. Rather, the Reception Antenna must be kept within the boundary of the limited common area. Limited common areas are a cube bounded at the lower limit by the described area, (e.g., deck, patio, terrace, yard, etc.), at the sides by the vertical extension of the boundaries of the described area and at the top by the surface above, or if there is no surface above then one standard story height above the described area.

3. If a Reception Antenna is installed in a limited common area as defined in the Master Deed, such installation shall be subject to the following:

(a) Reception Antenna shall be no larger than necessary for reception of an acceptable quality signal; provided that under no circumstances shall Reception Antennas for direct broadcast satellite services or multipoint distribution systems be larger than one meter in diameter.

(b) Reception Antennas must be placed in areas that are shielded from view from outside the Condominium or from other units to the extent possible; provided that nothing in this rule shall require a reception antenna to be placed where it precludes reception of an acceptable quality signal so long as it is kept within the bounds of the limited common areas available to the unit owners. In no event may antennas be installed on roofs, common lawns or other common

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areas. Connections of wiring must be through a part of the building nearest the installation that is defined in the Master Deed as being part of the unit, such as the frame or the glass of the nearest window or sliding glass door of the unit, and may not be connected through general common areas, such as the building walls. All wiring shall be run so as to be as inconspicuous as possible. If a resident wishes to run wiring through a common area such as an exterior wall, this must be in strict compliance with standards established by the Board to ensure the structural and watertight integrity of the Condominium. If no standard is established, then no wiring shall be run through the common areas. On removal of the Reception Antenna, common area must be restored.

(c) Reception Antennas and similar structures shall not be placed in areas where they block fire exits, walkways, parking spaces, ingress or egress from an area (including a unit), fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other areas necessary for the safe operation of the Condominium. The purpose of this rule is to permit evacuation of the units and project and to provide clear access for emergency personnel.

(d) Reception Antennas and similar structures shall not be placed within two feet of electric power lines and in no event shall they be placed within an area where it can be reached by the play in the electric power lines. The purpose of this rule is to prevent injury or damage resulting from contact with the power lines.

(e) The Board may require Reception Antennas placed outside the building be painted to match, or be compatible with, the color of the building. If they do so they will publish a list of acceptable colors. Such painting will not be required if it interferes with reception. In addition, the Board may require a resident to install and maintain inexpensive screens or plants to shield the Reception Antenna from view consistent with the requirements of Federal Communications Commission rules.

(f) Any resident installing, maintaining, or using a Reception Antenna shall do so in such a way that it does not materially damage the common elements or the units, void any warranties, or impair the watertight integrity of the buildings.

(g) Any resident who owns or uses a Reception Antenna, and the unit owner of the unit where the resident lives if a resident is other than a unit owner, is responsible for all costs associated with their Reception Antenna including, but not limited to, costs to: (a) repair, maintain, remove, and replace the Reception Antenna; (b) repair damages to the common elements, the unit, other units, and other property caused by the installation, existence, or use of Reception Antenna; (c) medical expenses incurred by any person injured by installation, existence, or use of the Reception Antenna; and (d) other damages caused by the installation, existence, or use of the Reception Antenna. If the installation is made by a contractor the resident shall ensure that the contractor has liability insurance in the minimum amount of \$500,000 and workman's compensation insurance and that the Condominium is named as an insured.

(h) Due to safety concerns relating to the falling of structures, all Reception Antennas shall be securely attached to the building, patio, deck, terrace or ground provided that such is a limited common element. Otherwise, Reception Antennas shall be attached to a pole which is mounted in a weighted base of sufficient weight to prevent falling under anticapatable

conditions. If a resident desires to attach a Reception Antenna to a wall, railing, fence, partition or other element which is part of the common areas and abuts/adjoins the limited common area where the Reception Antenna is to be placed, they must first obtain permission from the Board upon terms which ensure the structural and watertight integrity of the Condominium or adhere to standards published by the Board for this purpose, if such has been established.

(i) Residents shall not permit their Reception Antenna to fall into disrepair or to become a safety hazard.

(j) The resident is responsible for the immediate removal of the Reception Antenna if it must be removed for the repair, painting or maintenance of the area where it is installed. The Board shall attempt to provide reasonable notice of the need for such removal. If a resident fails to timely remove their Reception Antenna, the Board may do so at the resident's expense.

The following are defined in the Master Deed as limited common areas and, subject to the foregoing, are permissible sites for Reception Antennas: decks, balconies and patios immediately adjacent to Units for such Unit. Please note the adjoining/abutting exterior walls are not part of the limited common area (see (h) above). Should a resident believe other limited common areas to exist which is a permissible site should contact the Board to discuss the same.

4. Transmission Antennas other than as indicated in 1(b) are prohibited.

5. A resident installing a Reception Antenna shall promptly notify the Board thereof on the form attached to these Rules.

6. In the event of a violation of these rules, the Board may bring an action for declaratory relief with the Federal Communications Commission (FCC) or any court having jurisdiction over the matter. The Condominium shall be entitled to fines, reasonable attorneys' fees and costs and expenses as provided by applicable law if these rules are validated. In addition, injunctive relief may be obtained.

7. If any of these provisions are ruled to be invalid, the remainder of these rules shall remain in full force and effect.

8. The Board may amend these Antenna Rules from time to time as provided for in the By-Laws. These Antenna Rules supercede any applicable rule previously adopted.

NOTIFICATION FORM

FOR THE INSTALLATION OF DBS SATELLITE DISH,  
MMDS ANTENNA OR TV ANTENNA

NOTE: This form must be completed and returned no later than (3) days  
after the installation of an antenna.

TO: Board of Trustees of the Deer Hedge Run Condominium Trust  
FROM: Name: \_\_\_\_\_ Unit Number: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone (home): \_\_\_\_\_  
Phone (work): \_\_\_\_\_

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

- DBS satellite dish 1 meter or smaller (e.g., Primestar, Dish network, Direct TV)
- MMDS antenna (wireless cable) 1 meter or smaller (e.g. WANTV)
- Television antenna

Installation of the dish or antenna was done by the following installer (if other than the Owner):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel. No.: \_\_\_\_\_

Did you verify that the contractor had the insurance required by the Condominium's Antenna Rules?  
 Yes  No

Describe generally how and where dish or antenna was installed.

Do you certify that the location and installation of the dish or antenna comply with the Condominium  
Antenna Rules?  Yes  No

If no, state in detail the reason for noncompliance on a separate sheet of paper.

I acknowledge that I have read, understand and have complied and will comply at all time with the  
Association's regulations with respect to the installation of dishes and antennas.

Signature \_\_\_\_\_ Date: \_\_\_\_\_