

Foxdale Condo Association

10111 Sutton Dr. #13/Urbandale, Iowa 50322

Waiver of Liability for Satellite Dishes

I, _____ (unit owner) agree to all the terms and conditions set forth throughout this document and release Foxdale Condo Association from any and all liability associated with the installation or removal of a satellite dish.

Includes:

1. Structural Defects
2. Insurance Liability
3. Maintenance and repair
 - a. Siding
 - b. Roofing
 - c. Windows
 - d. Foundations
 - e. Bed and lawn areas
 - f. Decks and railings

Conditions:

1. The unit owner must follow the rules and conditions outline in the attached "Policy for Satellite Dishes and Antennas".
2. The unit owner will be responsible for all future repairs and maintenance resulting damage from any improper workmanship.
3. If the unit is SOLD, the satellite dish is to be removed and installation area returned to its original condition.

Unit Owner: _____

Date: _____

Building and Unit #: _____

Phone #: _____

Signature agreeing to all terms set for the by Foxdale Condo Association

Approval: Yes No

Date: _____

Signature of President/Board Member

Foxdale Condo Association

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Policy for Satellite Dishes and Antennas

A. Satellite Dish Size and Type

- A dish and/or antenna (now referred to as "dish") that is 36" or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- A dish that is 36" or less in diameter or diagonal measurement and is designed to receive video programming services via MMDA (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.
- A dish that is designed to receive local television broadcast signals.
- Any dish not approved by the FCC is prohibited at Foxdale Condo Association.
- No more than one dish is allowed per unit at any time.

B. Location

- Dishes can only be installed in properly defined areas as designated by Foxdale Condo Association documents. (Defined as limited common elements.)
- Dishes must not encroach upon common elements or any other owner's individual unit or limited common area, or the air space of another owner's limited common area.
- Dishes are only allowed to be installed on the 6x6" supports of the unit owner's deck. No dishes are allowed on the roofs or front of the buildings. Exceptions may be granted with explicit written approval from the Board prior to installation.

C. Maintenance

- Owner's of dishes are responsible for all associated costs, including but not limited to:
 - Placement/replacement, repair, maintain, and more or remove dishes.
 - Repair any and all damage to any property caused by dish installation, maintenance or use.
 - Pay medical expenses incurred by persons injured by dish installation, maintenance or use.
 - Reimburse residents of the Association for damage caused by their dish installation, maintenance or use.
 - If the dish is removed, the installation site must be returned to its original condition.
- Owners shall not permit their dishes to fall into disrepair or to become a safety hazard. Owners shall be responsible for dish maintenance, repair, and replacement, in addition to the correction of any safety hazard.

- If the dish becomes detached, owners shall remove or repair such detachment within 72 hours of the detachment. If the detachment threatens safety the Association has the right to remove the dish at the expense of the owner.
- Owners are responsible for dish replacement if the exterior surface of the dish deteriorates.

D. Safety

- Dishes shall be installed and secured in a manner that complies with all applicable city and state laws and regulations, and manufacturer's instructions.
- Owners are not allowed to install their own dishes. The company providing the service will be expected to perform installation.
- Dishes shall not obstruct access to or exit from any unit, walkway, ingress or egress from an area, electrical service equipment, or any other areas necessary for the safe operation of the condo.

E. Bed and Lawn Areas

- Unit owners and tenants are forbidden to put dishes in any lawn area throughout the complex. There will also be no permission granted to put dishes in beds of any kind that are throughout the complex.

F. Decks and Railings

- Dishes are only permitted on limited common elements, including the unit's personal deck and railing. No unit is to put their dish on a different unit's deck or railing for a better signal.

G. Dish Removal

- Dish removal requires restoration of the installation location to its original condition. Owners will be responsible for all costs related to restoration of this location.

H. Notification Process

- Any owner desiring to install a dish must complete the submission and approval form and submit it to the Board. The request for the dish will be approved or denied at the next Board of Directors Meeting.

I. Installation by Tenants

- These rules apply within all respects to tenants. Tenants desiring to install dishes shall obtain prior written permission for the unit owner. A copy of the permission must be furnished with the approval form.

J. Enforcement

- If these rules are violated, the Association reserves the right to assess a fine of \$25 for each violation. If the violation is not corrected within 30 days, an additional fee of \$25 per day will be assessed until the violation is corrected.