



7 Silver Hill
Natick, MA 01760
(508) 655-5800
Fax: (508) 653-9463

Residents and Owners at Natick Green Condominium

RE: Natick Green Condominium Trust
Antenna and Satellite Dish Installations

Dear Residents and Owners:

Enclosed please find the revised Resolution regarding Antenna Restrictions, which have been adopted by the Board of Trustees. Said Resolution replaces the former Resolution executed June 17, 1997. If you have any questions, comments or concerns relating to the Resolution as it may apply in your individual case, please contact the Board through its Property Manager, Jennifer Saponaro immediately so that we may attempt to resolve these issues.

Pursuant to the Telecommunications Act of 1996, the Federal Communications Commission ("FCC") has promulgated a new revised Order and Rule which in essence allow residents in condominiums to use exclusive use areas for antennas or satellite dishes. However, the rules allow the Board to provide for certain restrictions relating to the installation and appearance of the satellite dish or antenna. In addition, it should be noted that the rules do not allow installation of satellite dishes or antennas on general common areas over which the unit owner does not have exclusive use.

Residents are advised that in some cases antennas or satellite dishes installed on your exclusive use area may not allow for an acceptable signal to receive television reception. Unfortunately, if such reception is not possible, the current FCC rules do not allow the resident or unit owner to use any general common areas for the installation. Therefore, residents are advised to ensure that they may receive appropriate reception on their exclusive use area prior to purchasing a satellite dish or signing any agreement relating to the rental of a dish or the subscription to any satellite service.

In addition, residents should be advised that satellite service does not always include local television stations. Therefore, residents should check with the service provider as to which stations will be received with the satellite dish. You might need to continue using basic cable or an antenna in order to receive local stations, i.e. Channels 4, 5 and 7. The local Natick provider, Comcast has upgraded their services and offer high speed internet access as well as numerous new cable channels.

Residents are further advised that satellite dishes typically will work on one television set. Therefore, you are advised that additional equipment may have to be purchased if you wish to receive satellite dish reception on more than one television in your unit.



If you have any questions or comments relating to the foregoing please contact Jennifer Saponaro, Property Manager for the Natick Green Condominium Trust.

We hope that this letter adequately addresses questions, which residents may have relating to the issue of satellite dishes and antennas.

Very truly yours,

Trustees of the Natick Green
Condominium Trust

MSoOffice/Satellite Dish Cover Letter

NATICK GREEN CONDOMINIUM

RESOLUTION

ANTENNA RESTRICTIONS

We, the undersigned, being a majority of the Board of Trustees of the Natick Green Condominium Trust under Declaration of Trust recorded with the Middlesex South Registry of Deeds in Book 17631, Page 35, pursuant to Article V, Section 5.6 of said Declaration of Trust do hereby adopt the following resolution relating to antennas:

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 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 a reception antenna.

2. (a) No resident shall install a Reception or Transmission Antenna on any portion of the common areas and facilities unless the area is a limited common element or exclusive use area granted to the unit where the resident resides pursuant to the provisions of the Master Deed creating the condominium.

(b) A Reception or Transmission Antenna which encroaches on the air space of another owner's unit or limited common area or onto the general common areas does not comply with this rule.

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

(a) Reception Antennas 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 be larger than one meter in diameter.

(b) Due to safety concerns relating to wind loads and the risk of falling structures, masts, supports, and other structures more than twelve feet in height must receive the prior written approval of the Board. The owner must submit an application including detailed drawings of the structure and methods of anchorage.

(c) Reception and Transmission Antennas must be placed in areas that are shielded from view from outside the project or from other units to the extent possible; provided that nothing in this rule shall require an Antenna to be placed where it precludes reception or transmission of an acceptable quality signal unless no acceptable reception is available in any limited common area or exclusive use area. In no event may Antennas be installed on roofs or other common areas. Residents must first attempt to install the Antennas within the units. If an acceptable signal is not possible, residents must next attempt to install the Antenna on their own exclusive use balcony or patio area. Connections of wiring must be through the glass of the nearest window or sliding glass door of the unit owner and may not be connected through general common areas.

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

(e) Antennas or 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.

(f) If Antennas are allowed to be placed outside the building, they must be painted to match, or be compatible with, the color of the building. In addition, the Board may require a resident to install and maintain inexpensive screens or plants to shield the Antenna from view provided that the screens or plants will not preclude reception of an acceptable quality signal.

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

(h) The residents who own or use Reception or Transmission Antennas are responsible for all costs associated with the Antennas including, but not limited to, costs to: (a) repair, maintain, remove, and replace the Antennas; (b) repair damages to the common elements, the unit, other units, and other property caused by the installation, existence, or use of the Antennas; (c) pay for medical expenses incurred by persons injured by installation, existence, or use of the Antennas; and (d) reimburse residents or the Association for damages caused by the installation, existence, or use of the Antennas.

(i) Residents shall defend, indemnify and hold harmless the Board of Trustees, the Association and its members from all claims, demands or liability arising out of or in connection with the Antenna whether such claims, demands or liability are caused by the Resident, Resident's agents, employees, contractors or subcontractors employed in connection with the installation, repair, maintenance or use of the Antenna.

(j) Due to safety concerns relating to the falling of structures, all Antennas shall be securely attached to the building or ground and shall have guy wires securing the device to the building or ground, but only if said building or ground area is a limited common element. Otherwise, guy wires and the like may not be attached to common areas and facilities.

(k) Residents shall not permit their Antennas to fall into disrepair or to become a safety hazard.

(l) Transmission Antennas are required to be installed by a professional installer to minimize the possibility that Transmission Antennas will be placed in a location that is likely to expose people to the transmit signals at close proximity and for an extended period of time

(m) Transmission Antennas must be installed in such a manner that people are not easily able to venture into and interrupt the transmit beams. The purpose of this rule is to protect users and the public from radio frequency exposure in excess of the FCC's limits.

(n) In order to ensure compliance with FCC labeling requirements, Transmission Antennas must contain the ANSI-specified warning symbol for radio frequency exposure as required by the FCC and must contain labels which reference the FCC's applicable radio frequency exposure.

4. Process and Procedure.

In the event of a violation of these rules, the Association may bring an action for declaratory relief with the Federal Communications Commission (FCC) or any court having jurisdiction over the matter. To the extent permitted by the FCC, the Association shall be entitled to fines, reasonable attorneys' fees and costs and expenses if the regulation is validated and the violation of the regulation is not corrected within twenty-one days after the validation. In addition the Association may seek injunctive relief.

5. Fourteen (14) days after the completion of any installation, the residents are requested to provide a copy of the Notification Form attached hereto to the Board. All installers employed to install Antennas must carry liability insurance.

6. The resident is responsible for the immediate removal of the Antenna if it must be removed in order for the Association to repair, paint or maintain the area where it is installed.

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 this Resolution from time to time as it deems necessary.

In all other respects the Rules and Regulations as hereby amended by the Resolution are hereby ratified and affirmed.

EXECUTED under seal this 25th day of April, 2001.

Majority of the Board of Trustees
of The Natick Green
Condominium Trust
Trust and not individually,

(
(Bernadette M. Drum
(Susan B. Peters
(
(Evelyn Wilcon

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

April 25, 2001

Then personally appeared the above-named Bernadette M. Drum,
Susan B. Peters, Evelyn Wilcon
, and , as Trustees of The
Natick Green Condominium Trust, and not individually, and acknowledged the foregoing
instrument to be their free act and deed, before me.

Nancy Mandino
Nancy Mandino, Notary Public
My Commission Expires: October 26, 2002



NOTIFICATION FORM
FOR THE INSTALLATION OF ANTENNAS

NOTE: Kindly complete and return this form fourteen (14) days after installation

TO: Board of Trustees
Natick Green Condominium Trust
7 Silver Hill
Natick, MA 01760

FROM: Owner's Name: _____
Mailing Address: _____

Phone (home): _____
Phone (work): _____
Unit Address: _____

Type of satellite dish or antenna installed: _____

A. Size of Antenna: _____

Installation included a mast No Yes If yes, insert total length or height of mast: _____ feet
(Note: mast may not exceed 12 feet).

If installation of the dish or antenna was done by a licensed contractor, please complete the following:

Name: _____
Address: _____

Tel. No.: _____

PLEASE NOTE THAT ANY ANTENNA CAPABLE OF TRANSMITTING A SIGNAL MUST BE INSTALLED BY A PROFESSIONAL INSTALLER AND A COPY OF THE INSTALLER'S CERTIFICATE OF INSURANCE INCLUDING LIABILITY AND WORKERS COMPENSATION INSURANCE MUST BE PROVIDED TO THE NATICK GREEN OFFICE PRIOR TO THE COMMENCEMENT OF ANY WORK.

Describe on a separate/attached sheet of paper the exact location of the dish or antenna and attach a diagram or drawing of the exact location of the antenna.

Does the location of the dish or antenna comply with the Association's regulations?

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: _____