

Hethwood Foundation Addition to Architectural Standards Installation of Antenna (Satellite Dish)

- **The Hethwood Foundation has adopted reasonable restrictions governing installation, maintenance and use of antennas/satellite dishes in the best interest of the Hethwood Community and consistent with the Federal Communications Commission (FCC) rules.**
 - **These rules were revised by the Hethwood Foundation Board of Directors on October 3, 2011.**
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Notification process:

1. Any owner who desires to install an antenna/satellite dish is asked to complete a notification form and submit it to the Hethwood Foundation office to be kept on file.
2. If the installation is other than routine for any reason, owners and the Hethwood Foundation must establish a mutually convenient time to meet to discuss installation methods.

Installation rules following reasonable restrictions are as follow:

1. Satellite dishes that are 1 meter (39.37”) or less in diameter may be installed.
2. Antennas designed to receive television broadcast signals may be installed.
3. All antennas not covered by the FCC rules are prohibited (i.e. ham radios).

Location:

1. Antenna/satellite dish shall be installed solely on a homeowner’s property. (Inside installation is preferred)
2. If acceptable quality signals may be received by placing antenna/satellite dish inside a dwelling, without unreasonable delay or unreasonable cost increase, then outdoor installation may be prohibited.
3. Antenna/satellite dish shall not encroach upon common area or any other owner’s property.
4. Antenna/satellite dish shall be located in a place shielded from view from the street or from other lots to the maximum extent possible.
5. Antenna/satellite dish shall not be placed in the common area even if an acceptable quality signal may not be received from a homeowner’s lot.

Antenna/satellite dish camouflaging:

1. Antenna/satellite dish may not extend beyond a railing or fence.
2. Antenna/satellite dish situated on the ground and visible from the street or from other lots must be camouflaged by existing landscaping or fencing, if an acceptable quality signal may be received from such placement. If no such existing landscaping or screening exists, Hethwood may require antenna/satellite dish to be screened by new landscaping or screening at reasonable cost.
3. Antenna/satellite dish and any visible wiring must be painted to match the color of the structure to which it is installed. (Residents are advised to makes sure that paint will not degrade the signal.)
4. Antenna/satellite dish may not obstruct a driver’s view of an intersection or street.

Installation:

1. Antenna/satellite dish shall be no larger nor installed higher than is absolutely necessary for reception of an acceptable – quality signal.
2. Owners are responsible for all costs associated with the antenna/satellite dish including, but not limited, to:
 - A. Place, replace, repair, maintain, move, or remove antenna/satellite dish.
 - B. Repair damages to the common property, other lots and any other property damaged by antenna/satellite dish installation, maintenance, or use.
 - C. Pay medical expenses incurred by person injured by antenna/satellite dish maintenance or use.
 - D. Reimburse residents or Hethwood for damages caused by antenna/satellite dish installation, maintenance or use.
3. Antenna/satellite dish must be secured so as not to jeopardize the soundness or safety of any other owner’s structure or the safety of any person at or near antenna/satellite dish, including damage from wind velocity based upon a unique location.
4. Any installed antenna/satellite dish that is over six feet (6’) in height may require a building or zoning permit. Please check with the Town of Blacksburg.

Maintenance:

1. Owners shall not permit their antenna/satellite dish to fall into disrepair or to become a safety hazard.
2. Owners are responsible for all maintenance and repair.
3. Owner shall be responsible for repainting or replacement if the exterior or surface of antenna/satellite dish deteriorates.

Safety:

1. Antenna/satellite dish shall be installed and secured in a manner that complies with all applicable city/state laws and regulations and manufacturer’s instructions. Prior to installation, the homeowner shall provide Hethwood with a copy of any applicable governmental permit.
2. Unless the above-cited laws and regulations require a greater separation, antenna/satellite dish shall not be placed within **20 feet** of power lines (above ground or buried) and in no event shall antenna/satellite dish be placed where they may come into contact with an electrical power line. (The required distance from power lines may vary. Consult Miss Utility to determine the proper distance required.)
3. All installations must comply with applicable codes.
4. In order to prevent electrical or fire damage, antenna/satellite dish shall be permanently and effectively grounded.
5. Antenna/satellite dish is required to withstand winds of **70 mph** and shall be designed to withstand the forces produced by snow and ice.

Number of antennas/satellite dishes:

No more than one antenna/satellite dish of each provider may be installed by an owner.

Mast installation:

1. Masts that extend 12 feet or less beyond the roofline may be installed subject to the regular notification process. Masts that extend more than 12 feet above the roofline must be approved before installation due to safety concerns posed by wind loads and the risk of falling antennas and masts. Any application for a mast longer than 12 feet must include a detailed description of the structure and anchorage of the antenna and the mast, as well as an explanation of the necessity for a mast higher than 12 feet. If this installation will pose a safety hazard to Hethwood residents and personnel, then Hethwood must prohibit such installation.
2. Masts must be installed by a licensed and insured contractor.
3. Masts must be painted the appropriate color to match their surroundings.
4. Masts installed on a roof shall not be installed nearer to the lot line than the total height of the mast and antenna structure above the roof.
5. Masts shall not be installed nearer to electrical power lines than the total height of the mast and antenna structure above the roof. Please check with Miss Utility to determine the proper distance required.
6. Masts shall not encroach upon another owner's lot or common property.
7. Masts installed on the ground must sustain a minimum of **70 mph** winds.
8. Masts must be designed to withstand the forces caused by ice and snow.

Installation by tenants:

1. Tenants may install an antenna/satellite dish in accordance with these rules with written permission of the homeowner. A copy of this permission must be furnished with the notification statement.

Enforcement:

1. If these rules are violated, Hethwood may bring action of declaratory relief with the FCC or any court of competent jurisdiction after notice and an opportunity to be heard. If the court or FCC determines that Hethwood rules are enforceable, a fine of **\$50** shall be imposed by Hethwood for each violation. If the violation is not corrected within a reasonable length of time, additional fines of **\$10** per day will be imposed for each day that the violation continues. To the extent permitted by the law, Hethwood shall be entitled to reasonable attorney fees, costs, and expenses incurred in the enforcement of this policy.
2. If antenna/satellite dish installation poses a serious, immediate safety hazard, Hethwood may seek injunctive relief to prohibit or seek removal of the installation.

Severability:

1. If any provision is ruled invalid, the remainder of these rules shall remain in full force and effect.

revised: 10/11

**Notice of Intent to Install Antenna/Satellite Dish
On Individually – Owned Property**

Unit/Home Owner (s): _____

Address: _____

If rented, tenants name(s) (Attach copy of owner’s written permission):

Phone: _____ Cell Phone: _____

Email: _____

Type of Antenna/Satellite dish:

Direct broadcast satellite _____ 18 –inch _____ Other (Size _____)
Television broadcast _____
Multipoint distribution service _____ Size _____

Company Performing Installation: _____

Identify Installation Location: Patio Rear Deck Balcony Other Indicate location:

Date of Installation: _____

Please indicate the method of installation:

Will the installation be in compliance with all Hethwood guidelines (which include manufacturers’ guidelines and applicable building codes)? Yes No

If no, please provide three days (Monday –Friday) and times (9am-5pm) for which you are available to meet with us to discuss antenna/satellite dish installation. At this meeting, you will need to provide information supporting the necessity for non-routine installation. _____

Is a mast necessary for reception? Yes No

If yes, is the mast required to extend more than 12 feet above the roofline or extend to a height greater than the distance from the installation to the lot line? Yes No

If yes, then you may need a permit from the Town of Blacksburg.

Will the installed antenna/satellite dish height be greater than 6 feet? Yes No

If yes, then you may need a permit from the Town of Blacksburg.

I will comply with all of Hethwood’s rules for installing, maintaining, and using an antenna/satellite dish. I assume liability for any damages to Hethwood and other owner’s property that occurs due to antenna/satellite dish installation, maintenance, and use.

Signature: _____ Date: _____