

Pittsfield Village Condominium Association

GUIDELINES FOR SATELLITE DISH INSTALLATION

The Federal Communication Commission (FCC) has ruled that co-owners in a condominium cannot be prevented from having a satellite dish on their limited common areas (i.e., deck, porch). Since the limited common areas usually are needed for other functions and since the buildings themselves are part of the general common element and are not covered by the FCC ruling, the Village has established the following requirements for placement of satellite dishes.

1. Satellite dishes may not be installed on the roof of the building. No penetration of the roof membrane is permitted. Dishes may not be installed on the ends of the building or on the vertical wall / siding between the upper and lower roofs. Dishes may not be attached to the siding of the building.
2. Dishes that are installed must be placed in the most inconspicuous place possible while still receiving an acceptable signal.
3. The dish must be gray in color.
4. The co-owner is responsible for removing the dish when necessary to allow the association clear access to the area for maintenance purposes. For example, the dish should be removed during painting so it does not interfere with the work.
5. The co-owner will be responsible for removing the dish and restoring the area to its original condition when the unit is sold; unless the new owner accepts the responsibility for continued maintenance of the dish.
6. A Modification Request Form needs to be filled out and signed to acknowledge this form has been read.
7. Satellite dishes must be located according to the following preferences:
 1. On the vertical corner trim between the upper and lower roofs
 2. On the side of the porch roof
 3. On the deck within 4 feet of the building
 4. In the bed within 4 feet of the building