



**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
Rules for Installation of Antennas and Satellite Dishes**

Installation Rules

1. Notification:

Any member installing an antenna must complete a notification form and submit it to the Association office upon completion of the installation. It is recommended that you notify the Association prior to installation to avoid any relocation costs. Antennas designed to receive television broadcast signals, regardless of size, may be installed.

2. Size:

Direct Broadcast Satellite (DBS) and Multichannel Multipoint Distribution Service (MMDS) antennas one meter (3.3 ft.) or less in diameter may be installed under the conditions outlined in this section. MMDS antennas larger than one meter are prohibited from being visible from neighboring property, streets or common areas and require Architectural Approval prior to installation. Customer-end antennas that receive and transmit fixed wireless signals (broadband internet antennas) are permitted. Antennas designed to receive television broadcast signals, regardless of size, may be installed under the conditions outlined in this section. Installation of antennas designed to receive and/or transmit data services, including internet access, one meter or less in diameter may be installed. All antennas not covered by the Federal Communications Commission's rule (Section 2 of the Telecommunications Act of 1996) are prohibited to be seen from neighboring property or public view.

3. Location:

Antennas shall be installed solely on individually owned or controlled property as designated on the recorded deed or other document. If acceptable quality signals may be received by placing antennas inside a dwelling, the outdoor installation may be prohibited. Antennas shall not encroach upon common areas or any other owner's property. Antennas shall be located in a place shielded from view from the street, common areas or from other lots to the maximum extent possible.

Members should be aware that the broadcasting satellites are located to the southeast at an approximate elevation of 23.5 degrees above the horizon. An acceptable quality signal is defined as a signal mutually agreed upon between the owner and the Association.

An antenna may not extend out beyond the balcony or patio. The antenna must be installed wholly within the exclusive use area, such as the balcony or patio.

4. Installation:

Antennas shall not be installed at a higher elevation than is necessary for reception of an acceptable quality signal. All installation shall be completed so that the common areas of the Association or the lot of any other resident are not damaged.

5. Antenna Camouflaging:

Antennas may not extend above a fence unless no acceptable quality signal may be received from any other location. Antennas one meter or less situated on the ground and visible from the street or from other lots must be camouflaged by reasonable priced landscaping or fencing, if an acceptable quality signal can only be received from such placement. shall not be installed at a higher elevation than is necessary for reception of an acceptable quality signal. An installation shall be completed so that the common areas of the Association of the lot of any other resident are not damaged.

6. Maintenance:

Members shall not permit their antennas to fall into disrepair or to become safety hazards. Please refer to Page 56 of the SRCA Architectural Guidelines for added hardware, wire and conduit regulations. No review fee or processing fee shall apply. Solar energy devices, antennas and satellite dishes must be maintained in good condition at all times. If neighboring landscape grows or other improvements are made to neighboring properties so as to obscure or otherwise negatively affect the owner's solar energy device, antennas or satellite dishes, the Association cannot take enforcement action unless there is a violation of the governing documents. Owners should bear this in mind when installing such devices.

In the event of a violation of these provisions, the Association may bring an action for declaratory relief with the FCC or the Maricopa County Superior Court after notice and an opportunity to be heard. To the extent permitted by the FCC or the Court, the Association shall be entitled to levy fines of \$50 per violation and additional fines of \$10 per day if the relevant portion of these provisions is validated and the violation is not corrected within twenty-one (21) days after the validation. If an antenna or satellite dish poses a serious, immediate safety hazard, the Association may seek injunctive relief to compel the removal of the antenna or satellite dish. To the extent permitted by applicable law, the FCC rules and the Associations governing documents, the Association shall be entitled to recover its reasonable attorney's fees, costs and expenses incurred in the enforcement of these provisions.

If any provision of these guidelines is ruled invalid, the remainder of these rules shall remain in full force and effect. If the FCC modifies its rules, the modified rules shall be incorporated into these rules as if fully set forth herein.