

VILLA LA VERNE HOMEOWNERS ASSOCIATION

SATELLITE DISH POLICY

The Villa La Verne Homeowner's Association Board of Directors, in accordance with the California Civil Code, must make certain stipulations regarding the installation of satellite dishes.

Satellite dishes do not require architectural approval but an architectural form and inspection must be completed in order to:

- Guarantee installation in an approved location
- Guarantee that the wire leading from the unit to the satellite dish is of the approved length.
- Collect a deposit of \$75.00. This deposit will be used when the unit is sold and the dish is removed to repair and repaint. If the seller and buyer agree to leave the dish in place, the deposit will be returned to the seller. The new owner will then be required to make a deposit.

The Civil code states that the Board of Directors cannot deny a homeowner approval for installation of a satellite dish inside his unit or in his exclusive use common area patio.

However, certain restrictions do apply:

- A satellite dish may **under no circumstances** be mounted anywhere on the roof or the outside wall of the unit or anywhere else on the common area.
- Camouflage may be required if there is no interference with reception or the expense of such camouflage is not unreasonable (California Civil code, Section 1376). A summary of the Civil Code is listed below.

Homeowner: _____

Unit Address: _____

Proposed Location of Satellite Dish: _____

Signature of Homeowner: _____ Date: _____

REASONABLE RESTRICTIONS	UNREASONABLE RESTRICTIONS
Locate out of view of street	Expensive landscaping to conceal dish
Paint dishes to match building	Prior approval for installation
Require installation in approved location	Application fees
Require installation in exclusive use common areas	Prohibit installation in exclusive use common area
Require owners to maintain and repair equipment	Revoking membership privileges for violations
Prohibit installation in common area	Installation requirements that cause unreasonable delays and increased costs
Observe valid safety rules	Require owners to sign installation agreement

FOR BOARD USE ONLY:

Camouflage Needed: _____ Not Needed: _____

Architectural Chair: _____ Date: _____

Return Two Copies To: So Cal Property Enterprises, Inc.
1855 Sampson Avenue
Corona, CA 92879

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