

GLENMONT COMMONS HOMEOWNERS ASSOCIATION, INC.

RESOLUTION

PERTAINING TO:

THE INSTALLATION AND USE OF SATELLITE DISHES

WHEREAS, the By-Laws of the Homeowners Association empower the Board of Trustees to promulgate rules and regulations governing the use and operation of the property; and

WHEREAS, the By-Laws of the Homeowners Association state each owner or occupant of a Townhome shall comply with the Master Deed, By-Laws, and the Rules and Regulations promulgated by the Association; and

WHEREAS, the Association desires to implement rules and regulations in order to preserve the use, value and aesthetics of the property regarding the installation and use of satellite dishes; and

WHEREAS, the Master Deed and By-Laws state that the Board shall have the power to promulgate, adopt and publish rules and regulations as may be necessary to carry out the intent of the restrictions, and shall have the right to bring lawsuits to enforce the Rules and Regulations so promulgated, adopted and published and shall have the power to fine in order to enforce the Rules and Regulations; and

WHEREAS, the Board met on September 30, 2003 to clarify the installation and use of satellite dishes;

NOW, THEREFORE, BE IT RESOLVED, the Board deems it necessary to establish a satellite dish installation and use policy in order to preserve the use, value and aesthetics of the property and, therefore, adopts the following Rules and Regulations:

1. No large freestanding (i.e., nonpermanently affixed) satellite dishes are to be placed on lawns, <sup>WBC</sup>decks, etc. of the Townhome Property Owners.
2. Only small satellite dishes (e.g., Direct TV or Dish Network type) can be used by the

Townhome Owners.

3. The acceptable satellite dishes must be installed by a licensed and insured professional.
4. Each homeowner must receive prior written approval from the Homeowner's Association before installing any satellite dish(es).
5. Satellite dishes must be mounted on the upper rear roof and must not be seen from the street. If reception cannot be received, the dish can be mounted on the chimney to achieve reception. If the chimney mount is required, it must be a minimum of three (3) feet above the highest gutter that is mounted to the bottom of the roof pitch. On end units where the chimney mount is required, the side of the chimney that is flush with the side of the house cannot be utilized due to the fact that the dish can be seen from the street.
6. Any deviations from Section 5 of this Resolution must be approved in writing by the Homeowner's Association before installation.
7. This clause shall be deemed effective on the day it is adopted. Existing homeowners presently not in compliance with this Resolution shall have one hundred eighty (180) days from the effective date to comply.

This Resolution is adopted this 30 day of September, 2003 by the

Board of Trustees of the Glenmont Commons Developers Homeowners Association, Inc.

ATTEST:

[Signature]

GLENMONT COMMONS HOMEOWNERS  
ASSOCIATION, INC.

[Signature]  
Manager, Trustee

[Signature]

Trustee

Dated: 9/30/03

[Signature]  
Trustee