

SUNDANCE HOMEOWNERS ASSOCIATION

ANTENNAS AND SATELLITE DISHES

INDEMNITY AGREEMENT

Adopted on May 3, 2000

C/O Transpacific Management Service
12607 Hidden Creek Way, Suite R
Cerritos, CA 90703
(562) 926-3372

The following guidelines pertain to antennas and satellite dishes of one meter in diameter or less, and the attachments and extensions used to attach an antenna or satellite dish.

- Architectural approval is not required for these installations. However, this Indemnity Agreement is strongly recommended as it benefits both the owner and the Association by spelling out the parties obligations to each other.
- **Owners should be aware that California law holds a person liable for any damages arising from installation or repair of the antenna or satellite dish.**
- Any installation may not protrude beyond the bounds of the exclusive use common area air space. For example, extending a satellite dish out over the railing of a balcony is not permitted.
- Antennas or satellite dishes should not be installed on any outside facing perimeter walls, trim or any other surface of the garage or townhouse structure (Refer to Diagram A).
- First consideration should be given to installing the dish or antenna in an area where it can't be seen while driving or walking through the complex (Refer to Diagram B). If finding the proper reception becomes a problem, then feel free to contact us for information on how other Homeowners have been successful with their installation.
- Safety concerns are a priority and mandatory so that any installation will be done so in a professional safe manner. To the extent that safety is being neglected the Association will require the Homeowner to make the necessary modifications in order to meet any and all safety standards.
- Cabling must enter the unit's interior through a vertical wall under the eaves, and through a weather tight opening with a drip loop placed in the cable. A drip loop is simply taking the cable below the point of entry with a 180 degree loop so that any water that runs down the cable will not follow it into the house. Instead, it will drip where the loop is made.
- The size of the antenna or satellite dish may not exceed one meter in diameter.
- Attachments should be made on the wood fascia. No holes may be made on the roofing material.
- Mounting hardware must be painted to match the wood trim color and finish.
- Cable and cable fasteners must also be painted to match the surface to which they are attached.
- Adequate cable fasteners must be used to eliminate cables from sagging.

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(Continued)

- As always, grounding and installation must comply with National Electrical Codes and/or State and Local codes.
- Owner must maintain the Antenna and/or Satellite Dish for appearance and safe working order.
- Owner indemnifies the Association from any liability or claims, demands, damages, costs or judgements related to the dish.
- Owner will reimburse the Association for any costs suffered as result of the dish.
- Owner will temporarily remove the dish at the Association's discretion for the purpose of maintaining the roofs or exterior components.

Legal Owner: _____ Address: _____

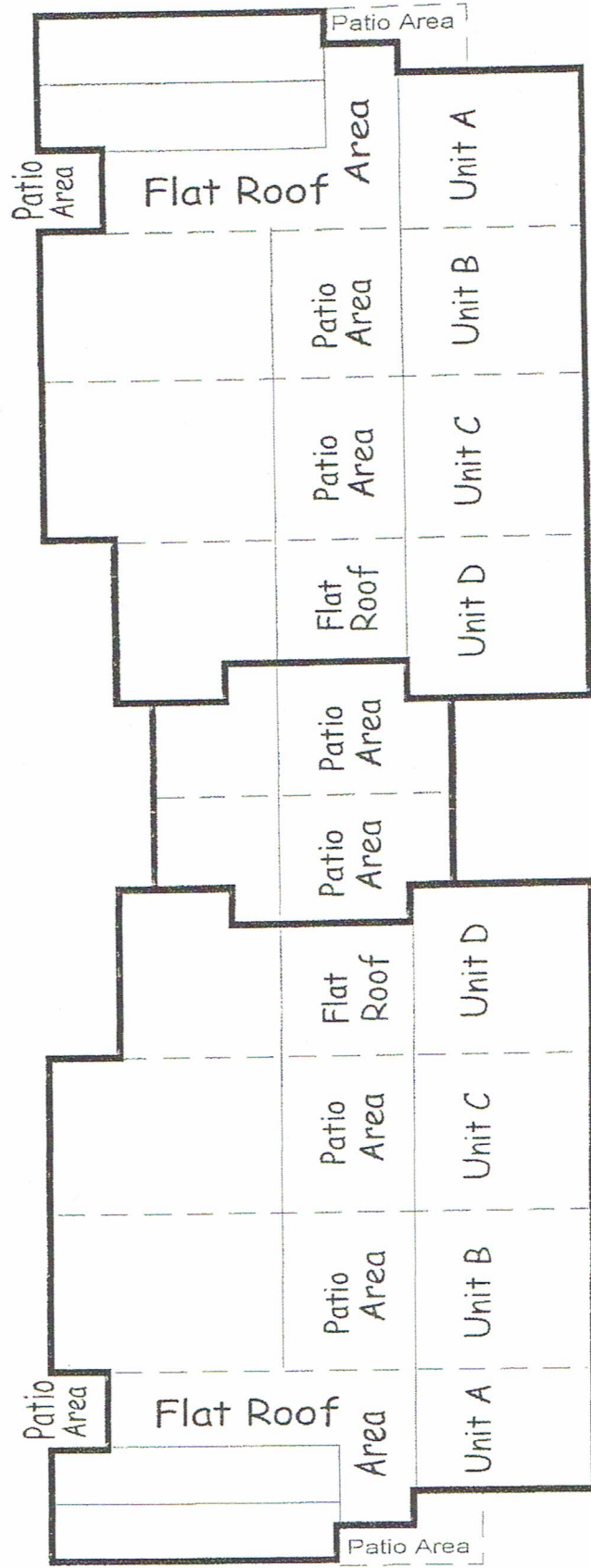
Signature: _____ Date: _____

Board Member: _____ Title: _____

Signature: _____ Date: _____

Diagram A

Satellite dishes are not to be installed on outer perimeter walls, trim or surface. Bold lines define outer perimeter



Garage Doors

Garage Doors

Outer Perimeter Walls

(Top View)