

**RULES AND REGULATIONS**  
*of*  
***Jefferson Square Condominium***  
*Pembroke, Massachusetts*

**INTRODUCTION**  
2015 Edition

Condominium living dictates that each unit owner manage the operations of his/her unit in such manner that will not infringe upon the rights, comfort, or pleasure of other unit owners. These Rules and Regulations have been drawn up and approved by your Board of Trustees in order to provide for pleasant living, a congenial atmosphere and guidance in handling day to day Condominium maintenance and operational activities.

Some of these Rules and Regulations are based on ordinary common sense and experience. Others, relative to health, sanitation, safety, fire and other hazards, etc., are derived from state, county, and local ordinances. We require that you become familiar and comply with these Rules and Regulations and make them available to your guests and tenants for their information and guidance.

The Rules and Regulations will be reviewed at least annually by the Board of Trustees. If unit owners develop ideas or suggestions for improvement and feel there should be additions or deletions, it is requested that they submit their comments in writing to the Board of Trustees.

**A. BUILDINGS and COMMON AREAS**

1. Except for individual units, all parts of the property comprise the common domain of all unit owners and must not be misused by anyone. Unit owners will be held liable and accountable for any damage they make in the common areas, as well as any damage made by their family members, guests, tenants, or pets.
2. Driving vehicles is restricted to roadways and driveways. There shall be no parking or driving on any landscaped or seeded areas. Violators will be fined \$100.00 plus the cost of repairing all damages.
3. Fire regulations prohibit the storage of volatile liquids, including unnecessary or large quantities of paint remover, paint thinner, brush cleaners and non-water based paints and lacquers. At no time are any gasoline motors to be stored in any Unit (with the exception of registered motor vehicles parking in a Unit's garage). It is also against the law to store propane tanks for gas grills in any Unit, even on a temporary basis.
4. The roadways and parking areas are not recreational areas, and children of all ages are not permitted to play in these areas.

5. In consideration of others, please be as quiet as possible during the early morning hours, especially in regard to slamming of car doors. No major repairs of privately owned automobiles are permitted on the Condominium premises. A motor vehicle which cannot operate under its own power or is unregistered, uninsured or uninspected, must be removed from the grounds within ten (10) days after it is discovered to be not functioning or otherwise not within the conditions set above. Each unit owner shall be required to clean the common areas of any oil or other fluid accidentally or intentionally discharged from a motor vehicle.
6. All personal property must be stored in the individual units. Personal property, including but not limited to yard equipment, games, and bicycles, shall not be left in the parking areas, lawns or overnight in the common areas. No wind chimes are allowed in common areas. Customary patio furniture and furnishings may be used on the rear patio and/or rear deck areas.
7. The draping of clothing, laundry, towels, rugs, curtains or other items over patio or deck railings or any exterior portion of the Units and Common Areas disturbs the aesthetic appearance of the community and is prohibited.
8. No gas or propane grills shall be allowed on the front patios, or any other cooking device. Only outdoor furniture and plants may be kept on front patios and nothing such as bikes, kayaks, recreational equipment shall be stored on the front patios. The rear decks and rear patios may have a gas, electric or charcoal grill (subject to any applicable fire regulations) and patio furniture and plants, but the rear decks may not be used for general storage. All storage of personal property shall be in the Unit, in the Unit's garage, or under the rear decks only. If the storage of these items becomes a nuisance or causes any liability or insurance concerns as determined by the Board, the unit owner may be required remove such items.
9. At all times, a clear path of access must be maintained from the parking area to the front Unit Door, and from the rear lawn area to the rear Unit Door. Nothing shall be kept or placed on any exterior stairway, nor shall anything be kept or placed on the front patio or rear deck which might hinder safe access into or out of the Unit, or which might unreasonably endanger any resident or visitor, or which might unreasonably interfere with snow removal operations.

B. UNITS

1. No flammable, combustible, or explosive chemicals or materials may be maintained in the Units, except that which is required for normal household use.
2. No radio or television antenna, satellite dish, or any external wiring for any purpose shall be installed on the exterior of any Building or Unit without the prior written consent of the Board of Trustees. Violators shall be responsible for all costs of removing same, and repairing or replacing any affected areas. The Board of Trustees has prepared a set of "Rules Regarding the Installation of Satellite Dish Antennas" and application form, which is available from the Board of Trustees.

3. Each Unit Owner is responsible for the proper disposal of his/her own refuse (trash and garbage). Unit Owners may contract for municipal curbside trash collection and recycling collection, and all trash and recyclable materials shall be placed in whatever containers are required or provided to unit owners and residents. All trash and recycling containers shall be stored within each unit's garage, except in preparation for scheduled collection. Residents shall place their trash and recycling containers at the locations directed by the Board no sooner than 6pm on the day before the scheduled collection, and emptied containers shall be removed from the curb on collection day by 6pm. No odors or fluids shall be permitted to arise from trash containers so as to create an unsanitary, offensive or nuisance condition to the condominium property or its residents.
4. Unit Owners are encouraged to participate in the Town's recycling programs. All cardboard boxes and materials should be broken down and/or cut in pieces before disposal. Please request that your movers and delivery people remove all large cartons and containers from the premises in their trucks.
5. Do not attach awnings, canopies, shutters, flags, name plates or other projections on the outside walls. Screen and storm doors must conform to those already authorized by the Board and in use throughout the condominium. Before you purchase any replacements or improvements to your Unit which may be visible from the outside, you are urged to review the provisions of the Master Deed and Declaration of Trust, and to also check with the Board of Trustees to determine if your plans need prior approval of the Board under the provisions of the condominium documents. All violations shall be immediately removed at the sole cost of the offending Unit Owner upon receipt of a written notice from the Board of Trustees. Any damage to the Building, Unit or Common Areas shall be restored at the sole cost and expense of the Unit Owner.
6. Occupants of Units must not make or allow unreasonable noise which is disturbing to occupants of other Units. Radios, televisions, stereo equipment, musical instruments and all other sources of sound must be kept to a reasonable minimum volume, particularly when doors and windows are open. Please be especially considerate during the hours of 10:00 PM to 8:00 AM.
7. Garage doors shall remain in the closed position except for temporary purposes or when in active use.

C. VEHICLE ENTRANCES AND EXITS

1. Please do not park in another Unit Owner's exclusive parking area (including their garage), or within an area which will prevent access to another Unit Owner's exclusive parking area. Unit Owners are directly responsible to insure that all guests and tenants park in the Unit's exclusive parking areas before using any other portion of the common areas. At no time may a vehicle block or be parked in another Unit Owner's exclusive parking area without the express permission of the affected Unit Owner.

2. Guests and tenants may use the parking areas assigned to their Unit Owners if the Unit Owners are not in residence or by arrangement with their Unit Owners.
3. Except as hereinbefore reserved by the Declarant for the development of subsequent phases, no part of the Common Areas, including but not limited to the parking areas and driveways, shall be used for overnight parking or storing of trucks or recreational vehicles (including all-terrain vehicles), boats, campers, motorcycles, buses, vans or trailers, or other items or goods, except specifically any duly registered and operable automobiles, pickup trucks, sport utility vehicles, motorcycles or vans belonging to the Unit Owners, residents or guests, or as otherwise permitted in writing by the Board of Trustees. No vehicles shall park overnight on roads or road shoulders. The Association shall have the right to authorize the towing of any vehicles in violation of this rule, and all towing expenses, fines and attorney fees (if any) shall be assessed and payable by the Unit Owner responsible for said vehicle.
4. No part of the Common Areas, including but not limited to driveways, shall be used for oil changes, engine repairing, or painting any vehicle. Each unit owner shall be required to clean the common areas of any oil or other fluid accidentally or intentionally discharged from a motor vehicle.
5. No unregistered vehicle may be stored in the Common Areas for periods longer than ten (10) days, and no storage of registered vehicles shall be permitted in the Common Areas for periods longer than thirty (30) days. Any vehicle which is being temporarily stored (e.g., in cases of vacation, pending repair or sale) shall be stored in the Unit's garage, or in a specific area or parking space in accordance with any snow removal policies or other instructions issued by the Board of Trustees.
6. Tradesmen and journeymen must park their vehicles in the Unit Owner's exclusive parking areas, or in defined guest parking spaces.

D. MAINTENANCE

1. The Condominium's on-site sewer disposal system shall be inspected and maintained at the expense of the Association at least as often as is required by the Commonwealth of Massachusetts' Title V Regulations and as mandated by the local Board of Health.
2. On an annual basis, all catch basins shall be inspected and, if necessary, shall be cleaned of sand, silt and debris. All waste materials will be legally disposed of off-site.
3. On an annual basis, the rain gardens shall be inspected and, if necessary, shall be cleaned of any silt and debris that might prevent their proper function. The outlet control structure shall simultaneously be inspected and any accumulated debris removed.
4. On an annual basis, the fire suppression systems (sprinkler system) shall be inspected and maintained by a qualified contractor at the expense of the Association.

E. PETS

1. Unit Owners shall be allowed to keep ordinary house pets, but only upon issuance of a permit from the Board of Trustees. Ordinary house pets shall include dogs (except pit bulls and other types/breeds of dogs with a propensity for violence, determined solely at the Board's discretion, and/or those which may require an increase in insurance coverage or premiums), cats, caged domesticated birds, hamsters, gerbils, guinea pigs, aquarium fish, small turtles and tortoises, and pets normally maintained in a small terrarium or aquarium, but not including snakes or rats.
2. The keeping of a pet at Jefferson Square Condominium is not a right, but a conditional license. This conditional license is subject to termination at any time by the Board of Trustees upon a determination that a pet is vicious, annoying to other residents, or has otherwise become a danger or nuisance, or if the Unit Owner keeping a pet or pets violates any other Rule or Regulation. A Unit Owner having a pet at the Condominium (after having obtained the prior written approval of the Board of Trustees) assumes full liability for any damage to persons or property caused by his/her pet or resulting from its presence. The conditional license to keep a pet is granted to the Unit Owner subject to the foregoing and following conditions:
  - a. All pets must be in good health and current on locally required vaccinations. Furthermore, all dog and cat owners will be required to provide the Board with annual verification of Rabies vaccination, if requested by the Board of Trustees.
  - b. All dogs and cats must be leashed and attended by its owner at all times while in the Common Areas.
  - c. Pet owners shall make certain that their pets refrain from barking, howling, or making other noises that may disturb other Unit Owners or residents.
  - d. "Accidents" will happen; pet owners are responsible for removing and disposing of their pet's droppings from the Common Areas (including but not limited to lawns, walkways, driveways and roadways), and for cleaning up any mess or repair of any damage that may be caused by their droppings.

F. SECURITY

1. Unit Owners shall provide to the Board of Trustees a copy of the current key to their Unit for entrance in the event of emergencies. Failure to provide a key to the Board of Trustees shall subject the Unit Owner to a fine of up to \$25 per day, in the discretion of the Board.
2. Unit Owners who intend to be away from the Condominium for an extended length of time should ensure that the Board of Trustees has an address and telephone number on file where the Unit Owner can be reached in the event of any emergency. This will also ensure prompt receipt of Association letters and information. The Board of Trustees must also be informed when Units are to be left unoccupied for periods longer than one week. In addition, it is wise and prudent for Unit Owners to arrange with neighbors to inspect their Units from time to time in order to check its security.

## G. MANAGEMENT

1. The Association is responsible for the maintenance and cleanliness of the Common Areas, and to enforce reasonable Rules and Regulations to that end. Maintenance personnel employed by the Association are charged with the maintenance and upkeep of the Common Areas; they shall be retained to perform minor repairs, preventative maintenance, gardening, and cleaning of the Common Areas.
2. Unit Owners and tenants are prohibited from asking agents or subcontractors to perform personal services on Association or "company time". No Unit Owner or tenant is authorized to give orders, to interfere with, or to reprimand any agent or subcontractor. All complaints should be issued in writing to the Board.
3. The Board of Trustees shall provide any Unit Owner or resident with a current copy of the Master Deed, Declaration of Trust and Bylaws, and/or the Rules and Regulations upon request. Costs for providing copies of any documents may be charged as a common expense, or as a direct expense of the requesting party, in the discretion of the Board of Trustees.

## H. GUESTS and CHILDREN

1. Unit owners or tenants are responsible for their guests' decorum and behavior and any damage they may cause to the Common Areas. Unit Owners shall be directly responsible to pay for the repair and/or replacement (including labor and materials) of any damaged items or areas.
2. It is the responsibility of the Unit Owner to inform all tenants and guests about the provisions of the Master Deed, Declaration of Trust and Bylaws, and the Rules and Regulations.
3. Just as for guests and tenants, Unit Owners are responsible for any damage youths and children may cause to the Common Areas. This also applies to youths and children visiting Unit Owners and tenants.
4. Adults, youths and children shall refrain from leaving bicycles, skateboards, balls and other toys within the Common Areas. Any damages or accidents caused by their use or presence on the grounds shall be the sole responsibility of the Unit Owner or tenant with whom the youth or child resides or is visiting.

## I. DECORATION and USE of COMMON AREAS and EXCLUSIVE USE AREAS

1. The Board of Trustees is responsible to promulgate rules and regulations regarding the use and appearance of the Common Areas. In a community such as Jefferson Square, a sincere effort is made to allow residents to invest in a reasonable level of decorations to display their personal tastes and accent the appearance of their unit, while simultaneously attempting to establish reasonable parameters for decorations to assure that property values will not be compromised, that personal displays will not be obtrusive or offensive, and that the symmetry of the architecture and the consistency of the design and maintenance of our community can be maintained at the high level of aesthetic quality owed to and expected by those unit owners who have chosen to invest in Jefferson Square.

2. The lawn areas and the mulch beds are a part of the Common Areas. No lawn ornaments or other personal decorations may be placed or erected within those areas. In order to maintain design symmetry and regulate maintenance expenses, no flowers or shrubs are allowed to be planted, moved or removed by any resident in the Common Areas without obtaining the prior written consent of the Board of Trustees.
3. Residents shall be allowed to hang personal decorations (wreaths, banners, etc.) on the exterior of their front door, so long as said decorations do not cover more than 50% of the exterior surface area of the front door and do not create any fire or safety hazard. No illuminated or electrically-operated decorations are allowed to be erected on a front door or placed in any other portion of the Common Areas at any time. Traditional non-illuminated holiday decorations may be hung on a unit's front door, so long as holiday decorations are displayed no earlier than thirty (30) days prior to said holiday and are removed within fourteen (14) days after said holiday. Traditional electric window candles may be displayed from within a resident's unit, in accordance with the above time parameters.
4. The front patio area located immediately outside of a unit's front door is a part of the Common Areas, but reserved for the exclusive use of the unit's residents. Residents shall be allowed to decorate their unit's front patio with potted plants, so long as said plants are living and well-maintained. No decorations may be affixed or attached to any post, railing, or other portion of the exterior of the building. Customary, high-quality patio furniture (no folding lightweight "beach style" furniture) shall also be allowed to be placed on front patios, but wind chimes or other noise making devices shall not be allowed. With the exception of a unit's front door, no holiday decorations shall be attached to any post, railing or other portion of the exterior of the building.
5. The patio and/or rear deck area located immediately adjacent to the rear of a unit is a part of the Common Areas, but reserved for the exclusive use of the unit's residents. Residents shall be allowed to decorate their unit's patio and/or rear deck area with potted plants, so long as said plants are living and well-maintained. No decorations or plants may be affixed or attached to any post, railing, or other portion of the Common Areas. Customary patio furniture shall also be allowed to be placed on patios and/or rear deck areas, but no illuminated decorations, hanging lights, wind chimes or other noise making devices shall be allowed. With the exception of a unit's front door, no holiday decorations shall be attached to any post, railing or other portion of the Common Areas.
6. Residents are not allowed to glue, nail, screw or otherwise attach any object to, nor to remove any attached object from, the exterior of their building or any other portion of the Common Areas, without the prior written consent of the Board of Trustees. In accordance with the Master Deed, the Board of Trustees retains the right to control, regulate, or require the removal of any decoration or item or any aspect of a decoration or item which, in the reasonable judgment of the Board of Trustees, when viewed from the outside of a unit, materially detracts from the aesthetic or architectural integrity of any building, another unit or the condominium community as a whole.
7. In accordance with the Master Deed, until all units in all proposed phases of the condominium have been conveyed, the Declarant or its successors shall be allowed to affix signs and other promotional devices in the Common Areas.

J. INSTALLATION OF SATELLITE DISH ANTENNAS

1. For the purposes of the following Rules, the words “antenna” or “satellite dish antenna” as used below shall include all types of antennas and their appurtenant wiring and equipment as described or contemplated in the Over-The-Air Reception Devices (OTARD) Rule contained in Section 1.4000 of Title 47 of the Code of Federal Regulations, as amended.
2. Any unit owner desiring to install a satellite dish antenna or any other type of antenna must first notify the Board of Trustees in writing of the following information PRIOR to commencing any installation work:
  - a. Unit number and name(s) of Unit Owner and/or Tenant
  - b. Name of professional installer, together with copy of Certificate of Insurance
  - c. Proposed location where the antenna is to be installed (subject to §3 below), with a description of where the wires will be visible on the exterior and where the wires will enter the building
  - d. Proposed date of installation work
  - e. Statement that the Unit Owner and/or Tenant will notify his/her next-door neighbors about the proposed installation work at least two days before the work begins
  - f. Size and dimensions of the antenna (1 meter diameter is maximum allowed)

No work shall be commenced unless and until the Board has granted written approval of the above submitted information, and until and unless the antenna user has first signed and returned any form or forms to be issued by the Board in which the antenna user, among other things, acknowledges that he/she has read this policy and agrees to fully abide by its terms and to be liable thereunder.

3. Antennas shall be installed only by professional antenna installers or licensed electricians. For the safety of all residents and unit owners, antenna users will not be allowed to perform any of the exterior antenna installation work, including the boring of any holes or the running of cable over, on or through the common areas.
4. In order to protect the architecture, safety and property values of the condominium, federal regulations allow the condominium association to reasonably restrict the available installation locations for satellite dish antennas, as long as “*an acceptable quality signal*” is available in at least one of the restricted locations. Accordingly, if a master antenna has been installed on the condominium property or is to be installed within three (3) months of the unit owner’s or resident’s inquiry to the Board of Trustees, the unit will be required to be connected to said master antenna and no individual antenna will be allowed to be installed, unless it can be shown that “an acceptable quality signal” cannot be provided to the unit by the master antenna. If no master antenna is available, any individual antenna to be installed on the condominium property must be installed at the following location:
  - a. On or attached to the rear wooden deck which is attached directly to the antenna user’s unit, unless an acceptable quality signal is not available from that location, then



- b. Attached to the rear side of the building directly outside the user's unit at the highest possible point and in such a position that the antenna will not protrude above the roof soffit, and at a point no closer than five (5) feet from the common interior walls shared with any other unit, unless an acceptable quality signal is not available from that location, then
- c. Attached to the roof on the rear side of the building at the soffit or lowest possible point away from the roof peak, in such a position that the antenna will not be visible from the front of the building when viewed from the pavement area directly in front of the building, and at a point no closer than five (5) feet from the roof area directly over any other unit, unless an acceptable quality signal is not available from that location, then
- d. At any other location to be requested by the unit owner and/or tenant and approved by a majority vote of the Board of Trustees.

**The above-listed locations are not intended to be a list of options from which an antenna installer may freely choose, but they are instead intended to be a required list of locations which must be followed in accordance with the order that they are listed.** If an antenna user proposes to have an antenna installed at any location other than those locations described in §3a or §3b above, the antenna user must provide the Board of Trustees with a written explanation by the professional installer as to why neither of those locations can or should be utilized, which explanation shall be subject to the Board's review and approval.

- 5. Prior to installing an antenna, the antenna user must provide the Board of Trustees with a copy of the professional installer's proof of insurance, verifying that the installer currently maintains sufficient worker's compensation coverage and/or property and liability coverage. No uninsured contractors are to be allowed on the condominium property. If an uninsured or underinsured contractor performs any antenna installation work which causes or creates any damage or loss to the contractor, a unit owner, a resident or the association, the person(s) responsible for hiring the uninsured or underinsured contractor shall be liable and financially responsible for any and all uninsured damages or losses, and said person shall indemnify and hold harmless the condominium association and its Board of Trustees from any costs, damages or claims.
- 6. Antenna users shall be responsible to make sure that their antenna installation complies with all local, state and federal laws and regulations, including but not limited to the Building Code, the Fire Code, and the condominium documents (Master Deed, Declaration of Trust, Rules and Regulations). **All exterior cable wiring shall be white in color.** Prior to completion of the installation work, all portions of the building or common areas which were affected by the installation of the antenna and its appurtenant wiring and support brackets shall be properly cleaned and treated with all necessary materials to prevent the infiltration of pests, birds, animals, water, ice, and other harmful effects, which treatment may include caulking, flashing, ice shields, etc. The owners and tenants of a unit served by an antenna shall remain directly and immediately liable for any and all damages and/or personal injury caused or created at any time by the installation or existence of the antenna and any appurtenant wiring or attachments, including but not limited to water leakage or other physical damage to the common areas, other units, or the personal property of others.

7. The owners of a unit served by an antenna shall assume all responsibility to maintain, repair and replace the antenna if and when the antenna is damaged or destroyed. If an antenna has fallen into a state of disrepair or is deemed by the Trustees to constitute a hazardous, defective or unsightly condition on the condominium property, the owners of the unit served by the antenna shall be responsible to replace, repair or remove the antenna within fourteen (14) days of their receipt of a written request from the Board of Trustees.
8. If for any reason the unit owner fails to act, for financial reasons or otherwise, to immediately remedy or repair any water leakage or other physical damage as described in §5 above and/or to replace, repair or remove the antenna after the requisite notice period described in §6 above (or sooner if an emergency is deemed to exist), the Board of Trustees will be authorized to repair any damage and/or remove or repair the antenna in order to correct any hazardous, defective or unsightly condition. All reasonable costs incurred by the Board of Trustees to repair any damage and/or to remove or repair an antenna in accordance with these regulations shall be reimbursed by the unit owner and shall be a lien on the unit until full payment is received. Interest at the rate of 12% per annum shall be added to all amounts remaining unpaid by the unit owner thirty (30) days after the unit owner's receipt of the Trustees' written request for reimbursement of said costs, together with any available billing statements and documentation to substantiate said costs.
9. If a unit which is connected to an antenna is proposed to be sold or conveyed to a third party, the selling unit owner shall, *prior to the sale*, either:
  - a. Remove the antenna and all appurtenant wiring and equipment, and return the affected areas to as close to their original condition as possible, including the proper sealing of any and all holes to insure that they are weather tight, all at the selling unit owner's expense, or
  - b. Provide the Board of Trustees with a signed and notarized statement from the proposed purchaser of the unit, stating that (i) the purchaser has received and reviewed a copy of these "Rules regarding the Installation of Satellite Dish Antennas" from the selling unit owner, (ii) the purchaser intends to continue the use of the antenna, and (iii) the purchaser agrees to abide by all of the condominium rules, and specifically will accept all liability and responsibility for the antenna.

**The Board of Trustees reserves the right to withhold the issuance of a 6(d) Certificate from a selling unit owner until and unless the Board has been given a reasonable opportunity to inspect the areas from which an antenna was removed to verify the selling unit owner's compliance with subsection (a) of this section, or to withhold the issuance of a 6(d) Certificate until the Board receives the signed and notarized statement required from the purchasing unit owner by subsection (b) of this section.**

# Application for Installation of Satellite Dish Antenna

## *Jefferson Square Condominium*

*This form must be approved by the Board of Trustees prior to the commencement of any antenna installation work*

Unit Owner Name(s): \_\_\_\_\_  
 Unit Number: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_

Name of Professional Installer: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_

*Make sure to include a copy of your Installer's Certificate of Insurance*

**PLEASE CHECK OFF THE PROPOSED ANTENNA LOCATION:**

- On or attached to the rear wooden deck which is attached directly to the antenna user's unit
- Attached to the rear side of the building directly outside the user's unit at the highest possible point and in such a position that the antenna will not protrude above the roof soffit, and at a point no closer than five (5) feet from the common interior walls shared with any other unit
- Attached to the roof on the rear side of the building at the soffit or lowest possible point away from the roof peak, in such a position that the antenna will not be visible from the front of the building when viewed from the pavement area directly in front of the building, and at a point no closer than five (5) feet from the roof area directly over any other unit
- OTHER (please describe proposed antenna location and submit a statement by your professional installer why the above 3 options cannot be utilized):

Please describe where the antenna's wires will be visible on the exterior of the building (**white cable wiring must be used**), and where the wires will enter the building:

What is your proposed date of antenna installation?  
*(Board of Trustees needs at least 5 days to review this Application)*

**By signing below, the undersigned covenant and agree to the following:**

1. The Unit Owner and/or Tenant will notify his/her neighbors about the proposed installation work at least two days before the work begins;
2. The antenna to be installed will be no larger than one (1) meter in diameter;
3. No installation work shall be commenced until and unless the Board of Trustees has returned this form with the proper signature below indicating approval of this Application;
4. All unit owners and tenants have read the Condominium's "Rules regarding the Installation of Satellite Dish Antennas" and agree to fully abide by its terms and to be liable thereunder.

Name	Date	Name	Date

**BOARD OF TRUSTEES**

APPROVED  DENIED AS SUBMITTED

Date: \_\_\_\_\_ Signature of Trustee: \_\_\_\_\_