

The Glen at Horizon Drive Condominium Owners Association

Satellite Dish/Receiver/Antenna Policy and Procedure Pursuant to C.R.S. §38-33.3-209.5(1)(b)(IV) & SB 100

BE IT RESOLVED, the Association hereby adopts the following procedures to be followed for enforcing the installation and/or removal of Satellite Dishes or any type of Receiving Antennas in the Association.

1. Scope:

To adopt a procedure and policy outlining procedures to be followed for enforcing policies rules and regulations and other governing documents of the Association.

2. Specifics:

Violations may be observed by the Board of Directors, the management company, a committee member or reported via written correspondence through e-mail, digital communication, or mail service. The complaint must state specifically the violation observed, as well as, if applicable, a picture of the violation, and include who the violating party was, what was observed, the date, place and time of the violation and any other pertinent information such as license plate numbers etc. A written complaint without a picture may suffice to cure a violation of the governing documents.

If full details are not provided with a complaint, further action beyond additional observation may not be made. The Board will investigate the complaint further and will make additional observations if required.

If a complaint is found to be in violation of a municipal code, the complaint will be forwarded to the appropriate authorities.

1) No owner or resident may attach a Satellite Dish/Receiving Antenna to any building in The Glen at Horizon Drive Condominium Association (COA). The Dish must be on a pole and in an approved site determined in advance of installation by the COA Board or ACC/DRC/Appointed Committee. Cables must not be attached to buildings/fences and no drilling through brick or siding may occur. All cables associated with the Satellite Dish/Antenna must be buried. The Dish/Antenna must be put in the ground 3 feet from the building.

2) A \$100 Association Dish Fee must be paid to the COA before a Satellite Dish/Antenna can be installed. The fee covers the cost of marking underground irrigation before Satellite Dish/Antenna installation. Installation and removal of a Satellite Dish/Antenna must be done only by an approved qualified service provider. The cost of the installation and removal is the responsibility of the unit owner.

3) An agreement must be signed by the unit owner that states no Satellite Dish/Antenna may be placed on the roof and no holes are to be drilled into the building. Any damage to the building is the sole responsibility of the unit owner.

4) Owners, landlords and tenants must inform the COA Board of their intentions to install a Satellite Dish/Antenna at least 7 days in advance of installation. Owner/s or resident/s must provide proof of insurance that covers Satellite Dish/Antenna/damages/liability. If notice is not given, see the Covenant Enforcement Policy for notifications and fining schedule. Proof of insurance must be provided on an annual basis as long as the Satellite Dish/Antenna is in use.

Responsibility of Curing: Owners are responsible for any fines that may be levied against their property due to non-compliance of their tenants.

Dues Collection: Non-payment of fines will fall under the Dues Collection Policy.

Voting: Voting rights will be suspended for any Owner who is or has been in violation of the CC&Rs in the previous thirty (30) days.

Definitions: Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.

Supplement to Law: The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

Deviations: The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

Amendment: The Board of Directors may amend this procedure from time to time.

President's Certification: The undersigned, being the President and/or the duly elected Director of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

The Glen at Horizon Drive Condominium Owners Association

Christina M Gordon

President

Effective Date: 2/23/2023

