

Sable Cove Condominium Association Antenna Installation Clarifications 9/2003

The past few months have brought some clarification to the Sable Cove Antenna policies. Our policy is based upon the FCC guidelines which are readily available at the following web address: www.fcc.gov Part of the rule states as follows: **“In addition, the rule does not apply to common areas that are owned by a landlord, a community association, or jointly by condominium or cooperative owners. Such common areas may include the roof or exterior wall of a multiple dwelling unit. Therefore, restrictions on antennas installed in or on such common areas are enforceable.”**

The common areas where Sable Cove prohibits any type of antenna installation are as follows: roofs, gutters, any vertical surface including siding, trim, balcony and patio rails or walls, and stairwells. Under no circumstances are wires to be attached to the siding or trim or to extend anywhere into the common or landscaped areas.

The only acceptable installations of antennas are on the private balconies or patio areas. The antenna may be mounted on a pedestal or a trim board that faces toward the sky should one exist (horizontal). Any wire may only exit the unit through a door or door frame because they are the maintenance responsibility of the owner.

Sable Cove does not require any form or special permission to install antennas like many other associations. Our restrictions are designed to protect the assets of the Association and the safety of our residents.