

Foxboro Coventry Towns Homeowners Association, Inc.

February 27, 2012

Dear Foxboro Owner:

It has recently been brought to the attention of the Management Committee that a growing number of Owners in Foxboro Coventry Towns Condominiums are installing satellite dishes, and that some of these dishes have been installed in violation of the Declaration of Condominium that governs Foxboro Coventry Towns (the "Declaration"). We are taking steps to address existing violations. In the meantime, we thought it would be helpful to remind all owners of the applicable rules to prevent inadvertent further violations.

Article III, Section 7 f. (13) of the Declaration provides as follows:

Antennas and satellite dishes shall be prohibited within the Property, except (a) antennas or satellite dishes designed to receive direct broadcast satellite service which are one meter or less in diameter; (b) antennas or satellite dishes designed to receive video programming services, via multipoint distribution services which are one meter or less in diameter or diagonal measurement; or (c) antennas or satellite dishes designed to receive television broadcast signals ("Permitted Devices") shall be permitted, provided that any such Permitted Device is:

- (1) Located in the attic, crawl space, garage, or other interior spaces of the dwelling or another approved structure on the Unit, so as not to be visible from outside the dwelling or other structure;
- (2) Attached or mounted on a deck or patio extending no higher than the eaves of that portion of the roof of the dwelling directly in front of such antenna;

Notwithstanding the foregoing, should an Owner determine that a Permitted Device cannot be located in compliance with the above guidelines without precluding reception of an acceptable quality signal, then the Owner may install the device in the least conspicuous alternative location on the Unit where an acceptable quality signal can be obtained. The Board may adopt rules establishing a preferred hierarchy of alternative locations and requiring screening of all Permitted Devices, so long as such rules do not unreasonably increase the cost of installation, maintenance, or use of the Permitted Device.

Accordingly, an Owner may install a satellite dish, less than a meter across, either inside the Owner's Unit, or on the deck, balcony or patio attached to the Owner's Unit, with the dish not extending higher than the roof directly in front of the dish, *unless* the Owner demonstrates that placement in one of these places will not allow reasonable reception. If an Owner provides the Management Committee with evidence reasonably acceptable to the Management Committee that reasonable reception cannot be achieved by placing the dish inside the unit or on the patio,

balcony or deck attached to the unit, an Owner may install a dish in the *least conspicuous* alternative location *on the Unit* at which reception may be achieved.

As a Unit Owner, you may place a satellite dish at any location inside your Unit or in the least visible spot possible on the Limited Common Area allocated to your Unit. Your Limited Common Area includes balconies, decks, and patios that are for use with your Unit. It does *not* include any exterior walls or any portion of the roof or of any fence. Accordingly, installation of a satellite dish on any exterior wall, roof, or fence will not be allowed. In addition, you may not drill through any exterior wall to install a satellite dish. Based on the experience of other Owners, we are confident that adequate reception may be achieved without violating the provisions of the Declaration.

Before installing any satellite dish, unless the dish will be installed entirely inside your Unit, you must obtain Management Committee approval of the location in which the dish will be installed. Please be advised that any damage to the roof, any exterior wall, or any other portion of the Common Area resulting from the installation or removal of a satellite dish will be repaired by the Association and the costs of the repair will be assessed to the responsible Unit Owner.

By complying with the rules established by the Declaration for satellite dishes, we can maintain the visual aesthetics of Foxboro Coventry Towns and avoid damage to roofs, exterior walls, and other Common Areas.

If you have questions regarding acceptable locations for a satellite dish, please email the Management Committee at coventry-hoa@hotmail.com.

Very truly yours,
Donald Lowry
President, Foxboro Coventry HOA
801-499-9507