

16. Antennas and Satellite Dishes

Design Committee approval is required for the installation of all antennas and satellite dishes whose diameter is over one (1) meter in diameter. In Hawaii, the FCC protects all such Satellite Dishes whose diameter is one (1) meter or less.

- A. All Satellite Dish Antennas designed to receive direct broadcast service of any kind, that are over one (1) meter in diameter, or any dish installed on a mast, requires the homeowner to apply to the Design Committee and receive their approval before installation.
- B. Antenna installations shall not present any safety concerns
- C. The FCC has recognized that masts higher than twelve (12) feet may present safety concerns.
- D. Safety concerns may also be presented by installation of any mast whose height exceeds the distance to neighboring property or public rights of way measured from the point of installation. Any application for these masts shall include a detailed description and anchorage of the antenna and the mast, as well as an explanation of the necessity for a mast higher than twelve (12) feet.
- E. Antennas shall not be in the vicinity of electrical power lines or other electrical or power circuits and in no event shall antennas or masts be placed where they may come into contact with such power lines and circuits.
- F. Antennas or masts must not encroach upon the airspace of common areas or another Owner's airspace.
- G. Installation must be done by a licensed professional in accordance with the manufacturer's instructions/recommendations.
- H. Structures larger than thirty (30) inches may not be placed within the five (5) foot setback area from the property line.
- I. If the installation shall pose a safety hazard to Association residents or personnel, then the Design Committee may prohibit such an installation. The notice of rejection shall specify the safety risks. The purpose of this rule is to address safety concerns relating to wind loads and the risk of falling structures. Antennas are required to withstand winds of eighty (80) miles per hour.

- J. Antennas and masts shall be placed in the least visually obtrusive location, which would not preclude reception of an acceptable quality signal.
- K. Antennas placed on the ground and visible from the street, neighboring properties or public rights of way shall be camouflaged by existing landscaping or fencing, if such placement insures receipt of an acceptable quality signal.
- L. If no landscaping or screening exists, the Design Committee may require antennas to be screened by new landscaping or screening of reasonable cost in such a manner as to blend with surrounding background surfaces or to minimize visibility of the antennas
- M. The antennas and masts shall be painted to blend with the surrounding background surfaces to the extent that this shall not preclude reception of an acceptable quality signal.
- N. No bare metal or reflective materials shall be visible.

Application packet Requirements:

- ☐ A complete Design Committee application form signed by the homeowner
- ☐ Closing Plot Plan with the following information:
 - Proposed location of the satellite dish or antenna
 - Dimensions of the satellite dish or antenna
 - Distances from any applicable property line
- ☐ Photos or manufacturers brochure