

## **Specifications for Rooftop Common Area Installation of Digital Broadcast Satellite (DBS) Dishes at The Gardens of Sunnyvale**

These procedures must be followed when installing a one-meter or smaller DBS Dish on the roof area of any building in The Gardens. The homeowner agrees that he or she is responsible for any damage caused by the installation, even if the required procedures are followed exactly. The owner further agrees that when the property is sold, the DBS Dish will be removed, unless specifically requested otherwise by the new owner, and all punctures to the wall(s) will be properly sealed. Properly sealed is intended to mean that the repair of punctures will be accomplished in accordance with the instructions furnished by The Gardens Management Company and may be included as part of The Gardens Move-In/Move-Out Inspection.

The maximum number of DBS Dishes that can be installed on a unit is 3. The maximum size of each dish is 1 meter.

Each DBS Dish must be installed as follows:

1. The antenna mast mounting must be installed on the vertical parapet wall in the roof area above owner's unit (Figure 1).
2. The antenna mast mounting must be installed as low as possible on the vertical parapet wall, but at least one inch above the flashing from the flat roof surface.
3. The dish antenna must be installed to minimize visibility from either the ground or any neighbors' second story windows.
4. The antenna mast mounting must be secured to a stud or other similar support, **not** just the plywood siding. Securing must be accomplished by using rust-resistant screws or lag bolts. The body of the securing screw or lag bolt shall be liberally coated with an exterior quality caulk/sealant that remains flexible over time (such as Sikaflex 1A) to ensure a watertight seal between the shaft and the parapet wall. A hard-setting caulk/sealant or nails shall **not** be used.
5. All penetrations must be made in the vertical parapet wall and under no circumstances shall any penetration be made to the flat roof surface.
6. If any of the roof-mounted equipment is removed, all penetrations will be completely sealed with a paint-tolerant sealant. The penetration patch(es) will then be painted over with color matching and like-quality paint.
7. The Gardens Homeowners Association retains the right to move or remove any devices on the roofs that (1) present a safety hazard, (2) are not properly maintained, or when (3) roof maintenance by the Homeowners Association is required in the area where device is installed. Homeowner acknowledges and agrees that the Homeowners Association, without liability, can require an owner to move a device or, if owner does not, may itself move said device.

Wiring and ancillary equipment:

**Under no circumstances shall any wires be run on the outside of the building.**

Cables from each LNB or multiswitch to each IRD (Integrated Receiver Decoder) inside your unit must penetrate the vertical parapet wall and be routed **INSIDE** your unit.

Each penetration at the point of cable entry must incorporate a drip line to prevent water penetration into the wall.

All wiring must be installed in accordance with applicable building codes.

I have read this procedure and fully understand my responsibilities and liabilities as outlined above.

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
(Please Print)

Signed: \_\_\_\_\_ Address: \_\_\_\_\_ La Mesa Terrace

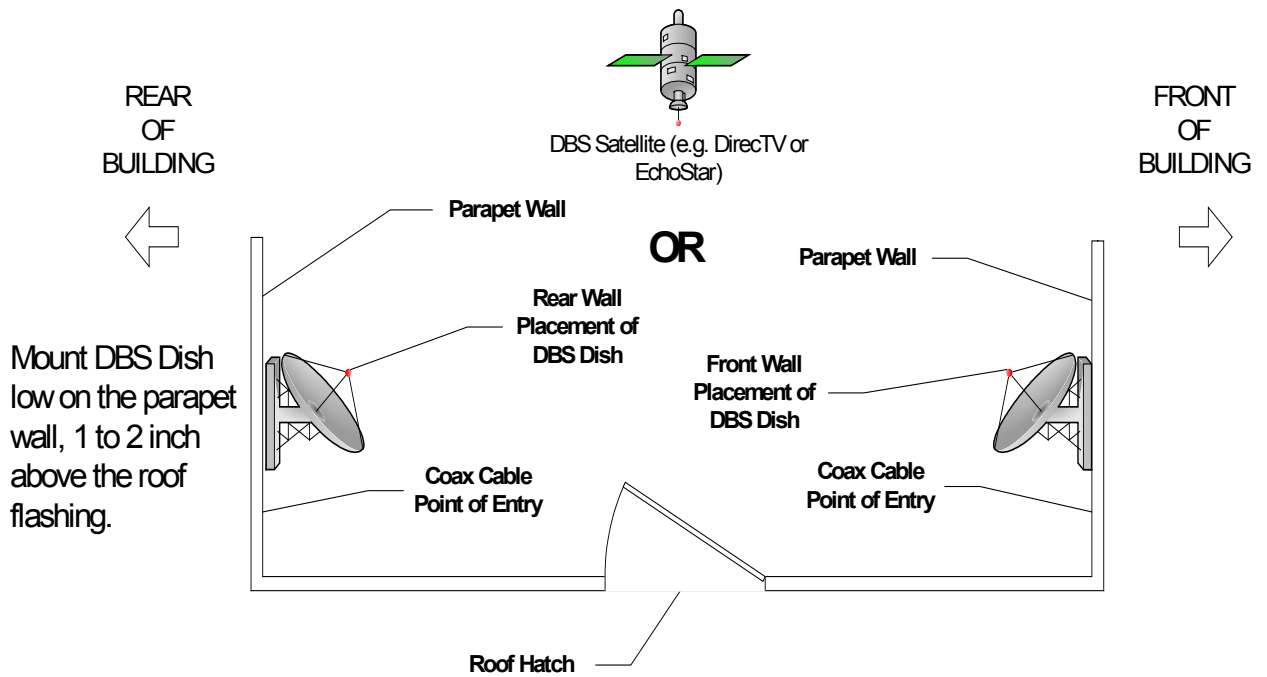


Figure 1. Placement of DBS Antenna on Parapet Wall, Flat Roof Common Area