

SUNSET RIDGE TOWNHOUSE ASSOCIATION
SATELLITE DISH ANTENNA & CABLE STANDARD

May 2017

1. Scope
 - 1.1. Scope – This standard applies to all satellite dish antenna and cable installations in all Sunset Ridge Townhouse Units.
2. Purpose
 - 2.1. Provide guidance to Homeowners
 - 2.2. Encourage investment in individual properties
 - 2.3. Simplify approval and construction process
 - 2.4. Promote reasonable uniformity and standardization
 - 2.5. Assure quality workmanship
 - 2.6. Increase property values
 - 2.7. Provide for the improvement of the community
3. Applicable Documents
 - 3.1. Ken-Caryl Ranch Townhouse Association Rules and Regulations (Revised – April 2008)
 - 3.2. Ken-Caryl Ranch Townhouse Association Policy and Procedures for Vehicle Parking (Dated 11-5-2013)
 - 3.3. Warranty – Roof Warranty, Heritage Roofing Inc., dated July 2014.
 - 3.4. Drawings – N/A
 - 3.5. Standards – N/A
 - 3.6. Pictures



Side Elevation



Front Elevation



Rear Elevation

4. Definitions
 - 4.1. Units of measure – English system
 - 4.2. Standard practices – Installation workmanship will be in accordance with approved contractor guidelines
5. General Requirements
 - 5.1. Materials – As per manufactures specifications
 - 5.2. Size
 - 5.2.1. *Satellite dishes may not exceed 39 inches (1 meter).*
 - 5.2.2. *Satellite dishes larger than 39 inches (1 meter) are prohibited.*
 - 5.3. Colors - Metallic gray
 - 5.4. Form, fit, function - Satellite antenna dishes shall be installed to be as unobtrusive as possible. *Satellite antenna dishes SHALL NOT be attached to the shingled roof under any conditions. (INSTALLATION ON THE ROOF WILL INVALIDATE THE ROOF WARRANTY LISTED IN 3.3 ABOVE)*
 - 5.5. Style – As per manufactures specifications.
 - 5.6. Match existing – N/A
 - 5.7. Location – Hierarchy for satellite dish antenna locations
 - 5.7.1. *Rear of unit in alleyway*
 - 5.7.2. *Within patio area in least visible location*
6. Detailed Requirements
 - 6.1. *Quality Control – Installation quality control is the responsibility of the Homeowner and the contractor.*
 - 6.1.1. *Cabling – ALL cabling associated with a satellite dish antenna or a cable installation shall be routed:*
 - 6.1.1.1. *Inside the structure of the home.*
 - 6.1.1.2. *Neatly bundled and stapled along the trim boards, belly bands, gutters or downspouts.*
 - 6.1.1.3. *Cabling shall **NOT** be installed over the roof of a unit.*
 - 6.1.1.4. *Cabling shall **NOT** be placed in gutters or downspouts.*
 - 6.1.1.5. *Cabling shall **NOT** be routed over front stoops.*

6.2. Inspection

- 6.2.1. A Jefferson County Building Permit is NOT required for this work.
- 6.2.2. Members of the Architectural, Building & Maintenance Committee are available for inspection of non-permitted work.

7. Notes

- 7.1. Hours of work – Work is permitted between the hours of 7:00 am and 5:00 pm Monday to Friday and between 8:00 am and 5:00 pm on Saturday. Work is not allowed on Sunday.
- 7.2. Debris/waste disposal and site clean-up are the responsibility of the Homeowner and the contractor/vendor.
- 7.3. Contractors/vendors are allowed to park in the alleyways while fulfilling the contractual obligations.
- 7.4. Work shall be scheduled so as not to impact weekly trash pickup, snow removal and/or landscaping activities.
- 7.5. The Sunset Ridge Townhouse Association Management Company shall be notified when the work begins and when the work is complete.
- 7.6. A list of contractors/vendors (not qualified by the KCTOA) is available upon request (to be used at Homeowner's risk).
- 7.7. The Homeowner assumes all liability for themselves, their contractors/vendors, their assigns, and the work performed.