

The Summit at Rock Creek
Homeowner's Association, Inc.

General Rules & Regulations
(effective December 1, 2004)

By the authority vested in the Association by its legal documents and Colorado statutes, these rules are adopted to protect the community Members and the Association; to promote community harmony, health and safety; and to preserve, protect and enhance The Summit at Rock Creek property values.

1. Reporting Damages and Violations:

a. All actions regarding these Rules and Regulations, or damages to the common elements should be reported promptly to the Association, in care of the management company. Our current Association manager is Melissa Keithly, Association & Community Management, 13585 West Colfax Avenue, Golden, Colorado, Telephone (303) 233-4646. Fax-303-233-1018.

b. Violations of the Town of Superior Municipal Codes (including zoning violations) are to be reported directly to the Code Enforcement Office (303-499—3675), for noise, animal control or fire lane violations, report directly to the Boulder County Sheriff's Department non emergency number (303-441-4444 or 303-554-5839). Please also advise the Management Company so the Association can respond if contacted by Town/County officials or homeowners/residents.

c. Complaints for violations of the Association's rules must be in writing, must specify the nature of the alleged violation and be submitted to the Board of Directors through the Management Company.

2. Vehicular Use and Parking:

a. Parking for residents is allowed only in garages, Unit driveways, Resident Spaces or along Rock Creek Circle. No on-street parking is allowed within the complex. Resident and Visitor designated parking spaces are for short term parking not to exceed 72 hours per stay. Parking in designated fire lanes is prohibited and violators will be towed without notice at the Board's discretion. The Board may choose to implement the following policy at the Board's discretion; Each unit shall be assigned (2) two parking identification stickers.

b. The maximum speed limit on Association property is fifteen (15) miles per hour.

c. Except as hereinabove provided, no abandoned or inoperable automobiles or vehicles of any kind shall be stored or parked in the Community. An "abandoned or inoperable vehicle" shall be defined as any automobile, truck, motorcycle, or other similar vehicle, which has not been driven under its own propulsion for a period of seventy-two (72) hours or longer, or which does not have an operable propulsion system installed therein, or which is not then currently licensed and registered; provided, however that otherwise permitted vehicles parked by Owners while on vacation (for a maximum of two (2) weeks or during a period of illness shall not be deemed to be abandoned.

d. Extended parking in Resident & Visitor parking spaces is allowed only by notification to the Management Company, in advance, with a license number and make of vehicle, if parked longer than 72 hours.

e. No trucks in excess of three-quarter (3/4) ton, mopeds, motor scooters, dirt bikes, golf carts, snowmobiles, boats, trailers, self-contained motorized recreational vehicles, and other motorized recreational vehicles shall be parked on the property unless contained within a garage, except for loading or unloading. (See Declarations IX, Section 8a, (P.32) for more detail)

f. No mechanical repairs or maintenance shall be performed outdoors, out of doors, outside of garages, on any vehicle on the property, including in driveways, except emergency repairs to start the vehicle, or to change a flat tire. (See Declarations IX, Section 8d, (P.33) for more detail)

g. Motorcycles, mopeds, motor scooters, mini bikes, dirt bikes and other motorized vehicles, are considered vehicles for purposes of these rules.

h. Violators of these parking rules may be ticketed by the Boulder County Sheriffs Office for fire lane violations which are reported to them by any Member, towed at the owner's expense at the discretion of the Board of Directors or responding police officer. Violations of any parking rules may result in a fine by the Board of Directors. (See Declarations IX, Section 8c, (P.32) for more detail)

3. Pets:

a. Pets must at all times be on leash, under control of a responsible person, and may never be left unattended when outside of a Unit.

b. The owner of any pet causing a nuisance in any way, or damaging the premises or disturbing any other resident or neighbor, shall be in violation of these rules.

c. Owners of pets that foul the common area are responsible for immediate clean up of the area. Special fine structure applies to this rule, see Rules section 11e.

d. Pets are prohibited from the Clubhouse, Swimming Pool area, and Playground area.

e. Violators of the Pet Rules shall follow the fine policy specific to Pet Violations.

4. Storage:

a. Nothing shall be kept or stored so that items including but not limited to, bicycles, kayaks, sport or recreational equipment, trash, litter, junk boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed upon or within any Lot so that the same are visible from any neighboring Lot, or any street. (See Declarations IX, Section 12a, (P.34) & Section 7b, (P.31) for more detail)

b. No garage shall be used for storage of explosives or other volatile and/or incendiary materials or devices. (See Declarations IX, Section 12a, (P.34) & Section 7b, (P.31) for more detail)

5. Trash:

a. No trash shall be stored outside the garages. (See Declarations IX, Section 12a, (P.34) for more detail)

b. Trash must be placed in containers provided by trash removal company and placed in a suitable location for pickup. Trash containers and recycle bins may be placed out the evening prior to pickup, after 5:00 PM and must be brought back into garages the day following pick up.

c. The disposal of large or unacceptable items is the responsibility of the Owner. If trash is left outside at unauthorized times, the Association, at its discretion, may remove it at the Owner's expense.

d. You may arrange to have large items or large accumulations of items that the regular trash collection will not take picked up and disposed of by contacting the Management Company. There is a charge for this service to cover fees and time.

6. Signs:

a. No signs, posters, billboards or any other advertisements, are permitted anywhere on the Association property. A, FOR RENT, OPEN HOUSE, or FOR SALE sign of not more than five (5) square feet may be displayed as appropriate in the individual unit or it's lot, and two security system signs no larger than one hundred (100) square inches each may be displayed. (See Declarations IX, Section 7a, (P.30) for more detail)

b. OPEN HOUSE or arrow signs must be removed immediately after the conclusion of the open house.

7. Nuisance:

a. No light shall be emitted from any portion of the Community that is unreasonably bright or causes unreasonable glare, and no sound or odor shall be emitted from any portion of the Community that would reasonably be found by others to be noxious or offensive. Without limiting the generality of the foregoing, no exterior spot lights, searchlights, speakers, horns, whistles, bells or other light or sound devices shall be located or used on any portion of the Community except with the prior written approval of the Board of Directors. (See Declarations IX, Section 9 & 11, (P.33) for more detail)

b. No fires or other cooking source shall be permitted anywhere on the common elements without prior written permission of the Board of Directors. Proper barbecue equipment in good condition may be located and used on private patio areas. Care should be taken to avoid possible smoke discoloration of the building exterior or smoke blowing into adjoining units.

c. The firing, discharge, or launching of any firearm, weapon, missile or projectile is prohibited within the Association property. Such actions are specifically prohibited by the Town of Superior.

8. Repairs. Additions or Modifications:

a. No exterior building, addition, change, or alteration, including landscaping, storm and screen doors, fences, walls, or other structures, shall be commenced, constructed, altered, moved, removed, erected, placed or installed within the Community unless complete plans and specifications thereto shall have been first submitted to and approved in writing by the Board of Directors or Architectural Control Committee. (See Declarations IX, Section 7c-e, (P.31-32) for more detail)

b. Exterior antennas are subject to the Association's Satellite Dish Rules.

9. Plants. Clothes Lines. Un-attended items. decorations. flags:

a. Unsecured flowerpots, boxes or other heavy objects may not be placed on the rail of decks. Planters may be hung from the top of a porch but must not extend beyond the envelope of the porch. The plants should be attractive and in good condition. No items may be hung or attached to the exterior side of the fences. Planting within the fenced area is permitted. The patio or fenced areas are to be maintained by the owner or tenant. No personal property shall extend beyond the patio/porch into the common areas. Owners should not change drainage of lot or attach anything to the exterior of the building. (See Declarations IX, Section 7b, (P.31) for more detail)

b. All clothes lines, equipment or storage items are to be kept within the enclosed deck porch or patio area in a manner that will conceal them from view of neighboring units and streets. Patio umbrellas are allowed as long as they do not interfere with a neighbor's view and are kept closed when not in use. No lawn or yard art, adornment, or personal items shall be permitted on the common areas. (See Declarations IX, Section 7b, (P.31) & Section 12a (P.34) for more detail)

c. The time limit for putting up and removing holiday decorations is (30) days prior to the holiday and 15 days after.

d. Unattended bicycles, roller skates, roller blades, skateboards items, etc., are not permitted on the walkways, sidewalks, driveways or the common areas.

e. Banners, flags and signs shall not be displayed to the public view except flags of a recognized Government and shall be a reasonable size not to exceed five square feet.

10. Additional Rules:

In addition to these General Rules and Regulations, which may be amended from time to time, the Association has adopted the following rules

- a. Clubhouse Rules
- b. Swimming Pool Rules
- c. Satellite Dish Rules

11. Enforcement:

a. The Association's Rules will be enforced so that all persons will be treated fairly and equally without regard to race, color, religion, sex, familial status, handicap, or national origin, in compliance with the Fair Housing Act.

b. The Association's Board of Directors shall evaluate complaints received and take action, as it deems appropriate considering the facts and circumstances of each alleged violation.

c. After notice of an alleged violation and an opportunity for a hearing on the matter in front of the Board, the Board may levy fines as appropriate for the violation found to have occurred and/or suspend rights to use of the Association's common element facilities. Upon receipt of notice of an alleged violation, an owner may contact the management company to attend a hearing at the next regularly scheduled Board meeting.

All Violations shall be charged as follows except Pet Excrement Violations (Rule 3c)

		Pet Excrement Violations (Rule 3c)	
1st-	Warning Letter	1 st -	\$100.00 Fine
2nd-	\$ 25.00 Fine	2 nd -	\$ 250.00 Fine
3 rd -	\$150.00 Fine	3rd-	\$ 500.00 Fine for each subsequent violation
4th-	\$300.00 Fine		

All fines are due within 30 days, all fines not paid within 10 days of due date are subject to additional charges. The Association has the right to file liens against properties with unpaid charges and penalties.

The Summit At Rock Creek
Homeowners Association, Inc.

Clubhouse Rules
(effective February 26, 2002)

1. **Private Use ONLY:**

1. The Clubhouse shall be for the exclusive use of residents of The Summit at Rock Creek Homeowners Association, Inc.
2. Guests may use the Clubhouse only at the invitation of and accompanied at all times by a resident. No more than four guests at any one time.
3. All residents who wish to use the Clubhouse for a private function, including but not limited to parties and private club meetings, **must schedule such use as** described below.
4. No public meetings of any type may be held in the Clubhouse.

2. **Access:**

1. One (1) key/key card for access to the Clubhouse and swimming pool will be issued per Unit and shall at all times be in the possession of the resident to whose Unit such key/key card was issued.
2. Replacement fee for lost key/key card is \$75.00.
3. Duplication of Clubhouse key/key card is expressly prohibited. Any Unit which is found to be in possession of more than one key/key card shall be deemed to have forfeited rights to use of the Clubhouse and swimming pool.
4. The Clubhouse shall be locked at all times when not in use. You may be charged a false alarm fee, if the authorities are called to the clubhouse and no cause for action is determined.

3. **Private Functions:**

1. Residents may schedule the Clubhouse for private functions on a "first-come, first-serve" basis by providing the management company with a written request containing at least the following information:

1. Date and time requested, including time for set up and clean up;
 2. Type of function;
 3. Whether food and/or drinks will be served;
 4. Whether alcohol will be served; and
 5. Name of resident to be present at all times during function.
2. When scheduling is confirmed, the resident shall execute a rental agreement for use of the Clubhouse for the private function.
 3. A non-refundable use fee of \$50.00 shall be paid for each private function at the time of scheduling such function.
 4. A refundable damage deposit of \$250.00 shall be paid no later than fourteen (14) days in advance of the scheduled function.
 5. Private functions at the Clubhouse do not include exclusive use of the swimming pool or exercise room and equipment.
 6. All private functions in the Clubhouse must end by 12:00 Midnight.
 7. Guests attending private functions may park directly in front of the Clubhouse or on public streets, but not otherwise within the Community.
4. **General Rules:**
1. No smoking or use of tobacco products is allowed in the Clubhouse, swimming pool areas, or on Common Elements immediately adjacent to the Clubhouse.
 2. No equipment, furnishings, decorative items, furniture, appliances, etc., shall be removed from the Clubhouse for any reason unless specifically authorized by the Board of Directors.
 3. The Association may suspend or revoke privileges to owners or their tenants For violation of the rules, damages or fees not paid.

Swimming Pool Rules

- > The swimming pool will be open from 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to 11:00 p.m. Friday & Saturday during the swimming season. Security Officers will be checking the pool after hours. Owners will be responsible for all costs incurred from Security Officers being called to remove Owners/Residents/Guests from the pool areas after hours.
- > The swimming pool may not be reserved exclusively for private functions.
- > No lifeguard will be on duty at the pool, and all homeowners/residents, and their visitors/guests using the pool do so at their own risk.
- > Courtesy must be displayed at all times when in the swimming pool or pool areas. Radios/tape players, etc. must always be used with earphones, so as not to interfere with others using the pool or with residents living in units near the pool.
- > Proper attire (swimsuits) must be worn in the pool and in areas, including the Clubhouse, adjacent to the pool. Diapered infants must wear protective plastic panties.
- > Excessive suntan oil or lotion must be removed before entering the pool, as must bobby pins, hair clips, or other such items.
- > Persons having infectious diseases open sores, cuts or wounds, or recent vaccinations may not use the pool.
- > Running, pushing and other types of horseplay, excessive noise, spitting, obscene language and unnecessary splashing are not permitted.
- > Toys, bicycles, tricycles, skateboards, roller skates/blades, scooters, and other such play equipment will not be permitted in the pool or pool area. Boats, canoes, rafts, inner tubes and other such watercraft are not permitted.
- > Children fourteen (14) or under must be accompanied by a parent or responsible adult at all times.
- > Smoking or use of tobacco products is not permitted in the pool or pool areas. General housekeeping of the pool area is the responsibility of each homeowner/resident/guest.
- > Climbing over or under the fence or gate, which enclose the pool area, will not be permitted.
- > All beverages must be in non-breakable containers. No removable parts of flip-top cans are allowed in the pool area. No food or beverages are allowed in the pool or hot tub.
- > No pets shall be allowed in the pool or pool area. No pets may be tied to the pool fence or trees outside the pool area.
- > The homeowner/resident/tenant host must accompany guests. No more than four (4) guests per unit are allowed at one time.
- > All gates must be locked after entering or leaving the pool area to ensure only homeowners/residents have access to the pool.
- > Summit at Rock Creek is not responsible for any damage caused to personal items from use of the pool, hot tub or clubhouse facilities.

We would like to thank you in advance for adhering to the rules stated above. With your cooperation, we can make Summit a nice place for ALL residents to live & enjoy, including those who live around the pool.

**The Summit At Rock Creek
Homeowners Association, Inc.**

**Satellite Dish Rules
Effective May 25, 2004**

I. Definitions

- A. Antenna - any device used for the receipt of video programming services or customer-end devices that receive and transmit fixed wireless signals, including direct broadcast satellite (DBS), television broadcast (TVBS), and multichannel multipoint distribution (wireless cable) service (MMDS). A mast, cabling, supports, guy wires, conduits, wiring, fasteners or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.
- B. Mast - structure to which an antenna is attached to raise the antenna to a height necessary to receive signals.
- C. Transmission-only antenna - any antenna used solely to transmit radio, television, cellular, or other signals.
- D. Owner - any unit Owner in the Association. **For the purpose of this rule only**, "Owner" includes a tenant.
- E. Telecommunications signals - signals received by DBS, television broadcast, and MMDS antennas.

II. Notification

- A. Any Owner desiring to install an antenna must complete the attached Notification of Intent to Install Antenna form and submit it to the Architectural Control Committee prior to installation of the antenna. If the installation complies with all of the following restrictions, installation may begin immediately following the submission of the completed Notification Form. If the planned installation will not comply with any of the following restrictions, the Owner and the Board of Directors shall establish a mutually convenient time to meet to discuss installation methods prior to installation. The Owner may call the Association manager to schedule a meeting.
- B. The regulations contained in these Rules do not relieve any Owner from obtaining approval for other exterior modifications, alterations and additions for painting, landscaping or fence installation as may be required by the Association's governing documents.
- C. If these rules are violated, the Association, after notice of an alleged violation and an opportunity for the person involved to be heard by the Board, the Board may levy fines as appropriate for the violation found to have occurred to modify future behavior and/or suspend rights to use of the Association's common element facilities. The fines are as follows:

1st-Warning Letter

2nd-\$25.00 fine

3rd-\$150.00 fine

4th - \$300.00 fine

All fines are due within 30 days, all fines not paid within 10 days of due date are subject to additional charges. The Association has the right to file liens against properties with unpaid charges and fees.

- D. In the event a court or the FCC validates the Association's rule, the Owner shall be responsible for reimbursing the Association for attorneys' fees incurred in the matter.

III. Antenna Size and Types

- A.* Antennas designed to receive direct broadcast satellite service which are one meter or less in diameter may be installed. Antennas designed to receive satellite signals which are larger than one meter are prohibited.
- B. Antennas designed to receive and transmit multichannel multipoint distribution service one meter or less in diameter (or measured diagonally) may be installed. MMDS antennas larger than one meter are prohibited.
- C. Antennas designed to receive television broadcast signals may be installed.
- D. Masts that are required for the installation of any of the antennas listed in Sections III.A, III.B, or III.C may be installed.
- E. Transmission-only antennas that are not required for the use of an antenna listed in III.A, III.B, or III.C are prohibited unless approved by the Board of Directors.

IV. Antenna Location

- A. An antenna must be installed solely on the Owner's individually-owned property as designated on the recorded deed or map.
- B. No antenna shall encroach upon common areas or another Owner's property.
- C. If an acceptable quality signal can be received by installing the antenna wholly inside the residence and such installation does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna, then outdoor installation is prohibited.
- D. If an acceptable quality signal cannot be received from an indoor location, or if such installation unreasonably delays or increases the cost of installation, maintenance or use of the antenna, the antenna shall be installed in a preferred location as stated within the guidelines attached to this document, that is least visible from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable signal or unreasonably delay or increase the cost of installation, maintenance or use of the antenna.
- E. If the antenna cannot be placed in any of the above locations, it may be installed in another area of the unit which is least visible from streets and nearby units and in which an acceptable quality signal may be obtained without unreasonably delaying or increasing the cost of installation, maintenance or use of the antenna.
- F. An antenna may not be installed in a location which would obstruct a driver's view of an intersection or street.

V. Antenna Installation Method

- A. Installation of an antenna shall be subject to the following:
 - 1. An antenna shall be no larger nor installed no higher than is necessary for reception of an acceptable quality signal, provided this requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna.
 - 2. All installations shall be completed so as not to materially damage the common area or the unit of another Owner or void any warranties of the Association or other Owners, or in any way impair the integrity of buildings on common areas or other individual units.
 - 3. An Owner is not required to hire a professional antenna installer if the antenna is installed

within the unit or exclusive use area. However, any installer other than the Owner shall be qualified and insured to install the antenna.

4. Installation shall be in accordance with the manufacturer's installation specifications.
5. All antennas must be secured so that they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the antennas, including damage from wind velocity based upon a unique location.
6. Unless applicable codes, safety ordinances, laws and regulations require a greater separation, no antenna shall be placed within two feet of electrical powers lines (above-ground or buried) and in no event shall antennas be placed within an area that can be reached by the play in electrical powers lines. The purpose of this requirement is to prevent injury or damage resulting from contact with powers lines.
7. All installations must comply with all applicable building, electrical and related codes, and take aesthetic considerations into account.
8. Antennas must be permanently and properly grounded in order to prevent electrical and fire damage.
9. Wiring or cabling shall be installed so as to be minimally visible and, to the extent possible without violating any manufacturer's warranties, blend into the material to which it is attached, provided this requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna. If the antenna is installed on the side of the structure, the penetration of the wire or cable from the exterior to the interior of the residence shall be made as close as possible to the location the antenna is attached to the structure and through existing penetrations for wire and cable, if available. No wiring or cabling shall be installed on common area.
10. If the antenna is to be attached to a structure, such as the siding, the actual satellite dish, TV broadcast antenna or MMDS antenna shall be painted so as to blend into the background to which it is attached, provided painting does not prevent reception of an acceptable quality signal or unreasonably delay or increase the cost of installation, maintenance or use of the antenna and provided that painting does not violate or void any warranties given by the manufacturer of such device. Mounting materials and any accessories and cabling do not have to be painted if doing so will violate or void a manufacturer's warranty.
11. Owners are liable for any personal injury or damage occurring to common areas or other units arising from installation, maintenance or use of an antenna, and shall pay the costs to:
 - a. repair damages to the common areas, other units and any other property damaged by antenna installation, maintenance or use;
 - b. pay medical expenses incurred by persons injured by antenna installation, maintenance or use;
 - c. reimburse residents or the Association for damages caused by antenna installation, maintenance or use.
12. The Association may require an Owner to sign an indemnification agreement.

VI. Mast Installation

- A. Masts are prohibited except when necessary for reception of an acceptable quality signal, unless such prohibition unreasonably delays or increases the cost of installation, maintenance or use of the antenna,
- B. Mast height may be no higher than absolutely necessary to receive an acceptable quality signal, provided

this requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna.

- C. Masts extending 12 feet or less beyond the roofline may be installed, subject to the regular notification process.
- D. Masts extending more than 12 feet beyond the roofline must be pre-approved prior to installation using the attached Application for Approval to Install Mast form due to safety concerns posed by wind loads and the risk of falling antennas and masts. Any application for a mast in excess of 12 feet must include a detailed description of the structure and anchorage of the antenna and the mast, as well as an explanation of the necessity for a mast higher than 12 feet. If this installation will pose a safety hazard to Association residents and personnel, then the Association may prohibit such installation. The notice of rejection shall specify these safety risks.
- E. Since masts extending more than 12 feet above the roofline pose risks of personal injury and damage to common area and other units, these masts must be installed by licensed and insured contractors to ensure proper and secure installation.
- F. Masts must be painted the appropriate color to match their surroundings, provided such requirement does not unreasonably delay or increase the cost of installation, maintenance or use of the antenna, or prevent reception of an acceptable quality signal or violate or void any manufacturer's warranties.
- G. Masts installed on a roof shall not be installed nearer to the lot line than the total height of the mast and antenna structure above the roof due to safety concerns if the mast were to fall.
- H. Masts shall not be installed nearer to electric powers lines than the total height of the mast and antenna structure above the roof due to safety concerns if the mast were to fall.
- I. Masts shall not encroach upon another Owner's unit or common property.

VII. Maintenance and Repair of Antenna

- A. The Owner of the property on which the antenna is installed shall be responsible for the maintenance of any antenna. Maintenance and repair shall include, but not be limited to:
 - 1. Reattachment or removal of antenna, within seventy-two (72) hours of dislodgment, for any reason, from its original point of installation.
 - 2. Repainting or replacements, if for any reason the exterior surface of the antenna becomes worn, disfigured or deteriorated, if repainting does not violate or void any manufacturer's warranties.
 - 3. Repair or replacement, if for any reason the antenna no longer retains its original condition.
 - 4. Repair or replacement to prevent the antenna from becoming a safety hazard.
- B. Should the Owner fail to properly maintain the antenna in accordance with these Rules, the Association may, in accordance with Article II of these Rules, fine the unit Owner and/or take such further action, legal or otherwise, as permitted by Declaration or statute.
 - 1. Except in an emergency situation, the Board of Directors shall notify the Owner, in writing, that the antenna requires maintenance, repair or replacement, and that such maintenance, repair or replacement must be completed within thirty (30) days of such notification.
 - 2. The Owner may request a meeting with the Board of Directors to be held within thirty (30) days of such notifications to review the reasons for the required maintenance, repair or replacement. Within thirty (30) days of such meeting, the Board of Directors shall notify the Owner, in writing, of its final decision.

3. If any required work is not completed within thirty (30) days of notification of final decision if reviewed, the Association may remove and/or repair the antenna at the expense of the Owner, such expense being added to the Owner's annual or monthly assessment.

VIII. Miscellaneous

- A. If any of these provisions are ruled invalid, the remaining provisions shall remain in full force and effect.
- B. The Board of Directors may amend these Rules from time to time as it deems necessary.
- C. To the extent that these Rules conflict with any prior existing rule, restriction or architectural guideline, these Rules are controlling.
- D. All prior existing rules, restrictions or architectural guidelines not in conflict with these Rules shall remain in full force and effect.

**NOTIFICATION OF INTENT TO
INSTALL ANTENNA**

NOTE: This form must be completed and returned prior to installation of an antenna.

Date Received: _____

TO: Board of Directors
The Summit at Rock Creek Homeowners Association, Inc.

FROM: Owner's Name: _____
Mailing Address: _____
Phone (home): _____
Phone (work): _____
Unit Address: _____

Date installation is to be performed: _____

Type of satellite dish or antenna to be installed (check any that apply)

- DBS satellite dish 1 meter or smaller (e.g., Primestar, Dish network, Direct TV)
- MMDS antenna (wireless cable) 1 meter or smaller (e.g. WANTV)
- Television antenna

Installation will include a mast • No • Yes If yes, insert total length or height of mast: _____ feet

Is a mast necessary for reception of an acceptable quality signal? D No • Yes

Will length of mast extend 12 feet beyond the roof line? • No • Yes If yes, you must complete and submit the Application Form for Approval to Install Mast in Excess of 12 Feet Above Roof and receive approval prior to any installation.

Installation of the dish or antenna will be done by:

- retailer or service provider; (insert name) _____
- owner
- other (insert name) _____

Describe on a separate/attached sheet of paper the exact location of the dish or antenna and attach a diagram or drawing or the exact location of the antenna.

Does installation of the antenna comply with all Association regulations (which include manufacturer's specifications and applicable codes and ordinances)? • Yes • No If no, you must request a meeting with the Board of Directors or its agent by calling the association manager prior to installation.

I have read and understand the Association's regulations with respect to the installation of dishes and antennas. I agree to be held liable for any personal injury, property damage or voiding of any warranties that may occur due to the installation of any antenna.

Signature _____ Date: _____

Signature _____ Date: _____

**APPLICATION
FOR APPROVAL TO INSTALL MAST
IN EXCESS OF 12 FEET ABOVE ROOFLINE**

Note: This application must be completed if the Owner intends to install a mast in excess of 12 feet in height above the roofline. No mast in excess of 12 feet in height above the roofline may be installed without the prior written approval of the Board of Directors or Architectural Committee. Mail or deliver this application to:

Board of Directors
The Summit at Rock Creek Homeowners Association, Inc.

Owner:

Name: _____

Mailing

Address: _____

Unit Address: _____

Phone: Home _____

Phone: Work _____

- Describe the antenna and mast you wish to install, including dimensions, type and mounting connection between antenna and mast (Attach a separate sheet of paper if necessary)
- Attach a diagram or drawing of the exact location of the antenna, mast and all cabling, supports, guy wires, conduits, wiring, fasteners, bolts or other accessories you wish to install:
- State the total height of the mast: _____ feet; and proposed height to extend above the roofline: _____ feet
- Describe in detail the manner in which the mast will be installed and anchored, including all cabling, supports, guy wires, conduits, wiring, fasteners, bolts, or other accessories.
- Attach any manufacturer specifications regarding the installation of the mast.
- Attach the name, address and telephone number of the contractor installing the antenna and mast.

I have read and understand the Association's regulations with respect to the installation of masts and antennas. I agree to assume responsibility and to be held liable for any personal injury, property damage, or voiding of any warranties that may occur due to the installation of any antenna or mast.

Signature _____ Date: _____

Signature _____ Date: _____

