

# Satellite Dish/External Antennas Guidelines

## Architectural Control Committee

**Section 5.1: Authority:** Except as specifically provided for homebuilders in Section 5.3, no landscaping shall be undertaken, and no building, fence, wall or other structure shall be commenced, erected, placed, maintained or altered on any Lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items be made until all plans and specifications and a plot plan have been submitted to, and approved in writing by the Committee.

**Section 5.4: Standards:** The Committee shall use its good faith efforts to promote and ensure a high level of taste, design, quality, harmony, and conformity throughout the Property consistent with this Declaration. The Committee shall have sole discretion with respect to taste, design, and all standards specified herein. One objective of the committee is to prevent unusual, radical, curious, odd, bizarre, peculiar, or irregular structures from being built on the Property. The Committee from time to time may publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable, and uniformly applied and shall carry forward the spirit and intention of this Declaration.

**4.7.I Uses Specifically Prohibited and Other Provisions:** Except with the written permission of the Committee, no antennas, discs or other equipment for the receiving or sending sound or video messages shall be permitted on the Property except for antennas for AM / FM radio reception and UHF / VHF television reception. All antennas shall be located inside the attic of the main residential structure, except that, with the written permission of the Committee, one antenna may be permitted to be attached to the roof of the main residential structure (but only if the place of attachment is not visible from the street in front of the house) and to extend above said roof a maximum of five (5) feet, and one satellite disc or other similar instrument or structure may be placed in the back yard so long as it is completely screened from view from any street, alley, park or other public area.

Please note that these guidelines are to help residents understand the request form but are not meant to “shortcut” the approval process. All architectural plans must be submitted for review by the ACC **PRIOR** to the commencement of any construction. Homeowner should review Declaration of Covenants, Conditions, and Restrictions at the website listed below, specifically.

- Article IV, "Construction of Improvements and Use of Lots" and
- Article V, "Architectural Control Committee"

### **Revision Dates - Version:**

20210831 - Initial draft for new guideline format

1 15 2023 – ACC Changes

1 15 2023- New outside antennas prohibited after this date

# Satellite Dish/External Antennas Guidelines

## Guidelines:

It is not necessary for homeowners to submit a SATELLITE DISH REQUEST to the Architectural Control Committee for review, provided that the proposed installation is in accordance with the following guidelines:

- The satellite dish is one meter (39.37”) or less in diameter.
- Color: Dark bronze, dark grey, dark green or black. Other colors may be used provided the color of the dish blends with the color of the surface the dish is to be mounted on.
- The satellite dish is installed on a rear roof, side roof or wall, of the subject property and will not be visible from the front street of the subject property (See Below)

***Note if the Dish will be visible from the street or adjoining alley/side street.***

If it is determined by the installer that adherence to the above guidelines would prevent the reception of an acceptable quality signal by the homeowner, and as a result thereof, it is necessary to mount the satellite dish on a side roof, or wall, that is visible from the front street of the subject property, the installation may proceed, provided, however, the Architectural Control Committee must receive, within thirty (30) days BEFORE the date of installation, a typewritten letter on company letterhead from the installation company and a second letter from the homeowner stating that the installation of the satellite dish in the subject location was necessary for the homeowner to receive an acceptable quality signal.

The review process noted above is applicable only to satellite dishes which are one meter or less in diameter. Requests for the installation of satellite dishes, which are larger than one meter in diameter must be submitted to the Architectural Control Committee for review prior to installation.

**PLEASE NOTE: The Association has no obligation whatsoever to maintain common areas or any other property to provide or maintain unobstructed line of sight for satellite signals. Homeowners will not be permitted to cut, prune, or otherwise clear trees, shrubs, or other vegetation from common areas to provide or maintain unobstructed line of sight for satellite signals, nor are the lot owners allowed to clear their own property if in violation of Association or City of Allen guidelines.**

**1 15 2023 rev. NOTE: No NEW external antennas (except for satellite dishes described above) are allowed on the premise’s roof or outside on the premise’s property after 1 15 2023.**

## Useful Links:

Architectural Control Committee:

<http://www.watterscrossing.com/architectural%20control.html>

Declaration of Covenants, Conditions and Restrictions:

<http://www.watterscrossing.com/Covenants.pdf>

Frequently Asked Questions:

<http://www.watterscrossing.com/Reminders.pdf>

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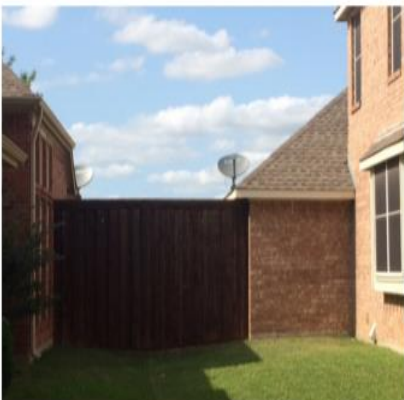
## Examples:



Movement of dish 5' – 10' to rear roof will satisfy Covenant and be in compliance.



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Visibility to front street is a violation unless Guidelines are followed. Both shown are easily remedied.