

MINI-SATELLITE DISH INSTALLATION STANDARDS (For Sections I-VI Under GPOA Administration)

As a follow up to the new FCC rules on Satellite Dishes, the ACC and the GPOA Board has revised its guidelines for review and approval of applications for mini-dish installations. In addition, the variance agreement to permit the smaller antennae is no longer in effect. Dishes larger than one meter (39 inches) in diameter, however, are still prohibited in Greenbrier.

Placement and screening of the smaller dishes are subject to prior permission, just as reasonable appearance standards exist in the covenants for other exterior structures. To facilitate the process, the ACC and the GPOA shall consider location and shielding of the dish for aesthetic effect, as well as for reception of an acceptable signal. The intent is to make the smaller satellite dishes more accessible to homeowners, as long as they are compatible with the spirit of the covenants.

The following general guidelines have been adopted for prior review and approval of all installations:

1. Specific type, location, size and color of the antenna must appear on the application when requesting approval. Screening also must be noted, if applicable.
2. The antenna shall not be visible from the front of the house or from the street and shall be located to be least visible elsewhere from neighbors and/ or golf course.
3. Most appropriate house-mounted locations are in a roof valley, behind a chimney, and inside an "L" shaped corner of the house. Yard installations, either ground mounted or pole mounted, shall conform to building setback requirements.
4. Screening shall be limited to landscaping, lattice or fence. If landscaped, evergreen shrubs must be used and sized at planting to screen most of the antenna installation.
5. Wiring from the dish to the house must be buried underground or, if on the house, must be concealed.
6. Trees shall not be removed to accommodate signal reception without advance written approval of the ACC and the GPOA.
7. Antennae and mountings shall be finished in a color to blend with the background as much as possible.
8. Renters must include written permission from the owner with their application for installation approval.

To apply for a mini-dish installation, submit an "Architectural Change Request Application" providing detailed information and a sketch. The Application is available on the GPOA website and be obtained by calling the ACC Chair or the GPOA ACC Liaison.

November 1996

Revised: 02/01/07