



ANTENNA AND SATELLITE DISH GUIDELINES

These guidelines are not intended in any way to impair the installation, maintenance or use of Covered Antenna (as defined below). These guidelines are not a part of a pre-approval submittal process as described in Article 9 of the Declaration; however, the Board has the right to ensure that any Covered Antenna installed by Owners are installed in accordance with the following guidelines.

DEFINITIONS:

“Antenna” - any device used for the transmission and receipt of video or audio services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution service (MDS), including antennas that have limited transmission capability which are designed to aid the user in selecting or using video programming. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna is considered part of the antenna.

“Covered Antenna” - an Antenna covered by the FCC’s Over-the-Air Reception Devices (OTARD) Rule.

ANTENNA SIZE AND TYPE:

Owners may install the following Covered Antennas in accordance with these Architectural Guidelines, provided that such rules do not unreasonably delay Covered Antenna installation, maintenance, or use; unreasonably increase the cost of Covered Antenna installation, maintenance, or use; or preclude reception of acceptable-quality signals from Covered Antennas.

1. Antennas designed to receive Direct Broadcast Satellite (DBS) service that are 39.4 inches (1 meter) or less in diameter.
2. Antennas designed to receive Multipoint Distribution Service (MDS) that are 39.4 inches (1 meter) or less in diameter.
3. Antennas designed to receive television broadcast signals, regardless of size.

If an Owner desires to install an antenna that is not a Covered Antenna, such installation requires the approval of the Board in accordance with the procedures set forth in Article 9 of the Declaration and such approval shall be process and issued in accordance with the requirements of California Civil Code Section 1376.

LOCATION:

1. An Owner must install a Covered Antenna solely on such Owner’s Exclusive Use Common Area and may not encroach upon, or overhang into, any Common Area, Association Property or any other Resident’s property or Exclusive Use Easement.
2. Covered Antennas shall be located in a place shielded from view from other Condominiums, from streets, or from outside the Project to the maximum extent possible. If Covered Antennas can receive acceptable-quality signals from more than one location, then Covered Antennas must be located in the least visible preferred location, to the extent such location does not unreasonably increase the installation costs.

INSTALLATION AND REMOVAL:

1. Covered Antennas shall be neither larger nor installed higher than is absolutely necessary for reception of an acceptable-quality signal.
2. Unless otherwise prohibited by law, Covered Antennas installed within the Owner’s Exclusive Use Common Area must be installed on a stand or tripod only and such stand or tripod may not puncture or damage any exterior surface.
3. All installations must be performed in a manner that does not materially damage any Association Property or Common Area, void any warranties of the Association or other Owners, or impair the integrity the Building in any way. Owners are liable for any personal injury or damage occurring to Association Property, Common Area or other Owners’

Exclusive Use Easement area arising from installation, maintenance, or use of a Covered Antenna. Covered Antenna removal requires restoration of the installation location and any other affected locations, if any, to their original condition. Owners shall be responsible for all costs relating to restoration of these areas.

4. Installation on an Owner's Exclusive Use Common Area

No perforations of Association Property or Common Area, including exterior Building walls or surfaces, are permitted. Rather, the following devices shall be used:

- (a) Devices that permit the transmission of telecommunications signals through a glass pane without cutting or drilling a hole through the glass pane or other Common Area;
- (b) Devices such as ribbon cable that permit the transmission of telecommunications signals into a residence through a window or door without penetrating the wall; and
- (c) Existing wiring for transmitting telecommunications signals and cable services signals.

5. Covered Antenna Camouflaging

- (a) Provided that paint will not degrade the signal, Covered Antennas shall be neutral in color or painted to match the color of the structure (wall, railing) near where they are installed.
- (b) Covered Antennas installed at ground level and visible from the street or other Owners' Condominiums must be camouflaged. A Covered Antenna preferably should be camouflaged by existing landscaping or screening. If existing landscaping will not adequately camouflage the Covered Antenna, then the Association may require additional camouflage. If the camouflaging will cause an unreasonable cost increase, then the Association has the option to pay for additional camouflaging.
- (c) Exterior Covered Antenna wiring shall be installed so as to be minimally visible and blend into the material to which it is attached.

SAFETY:

Because the Association has a legitimate safety interest in preventing personal injury or property damage occurring due to improper or unsafe Covered Antenna installation, Owners must follow the listed safety guidelines:

- 1. Covered Antennas shall be installed and secured in a manner that complies with all applicable codes, safety ordinances, city and state laws and regulations, and manufacturer's instructions. If an Owner must obtain a permit in compliance with a valid safety law or ordinance, then the Owner shall provide a copy of that permit to the Association before installation. The purpose of this rule is to ensure that Covered Antennas are installed safely and securely, and to minimize the possibility of movement and resulting personal injury or property damage.
- 2. Covered Antennas may not obstruct access to or exit from any doorway or window of a Condominium, walkway, ingress or egress, electrical service equipment, water shut-off valves, or any other areas necessary for the safe operation of the Project. The purpose of this requirement is to ensure the safe ingress or egress of Owners and management personnel.
- 3. To prevent electrical and fire damage, Covered Antennas shall be permanently and effectively grounded but may not be grounded in a manner that requires an Owner to puncture or damage the exterior surface in any way.
- 4. To prevent movement during a storm, Covered Antennas shall be installed to withstand wind speeds of 70 mph.

Please mail the certificate to:

BREEZA OWNERS ASSOCIATION
1431 Pacific Highway, Unit 109
San Diego, CA 92101
Telephone: (800) 400-2284

The certificate may be faxed to (949) 450-0303

- 1. A representative of the Association may walk with the moving company supervisor from the point of entry to the Building, to the elevator and to the Owners Condominium. During this initial walkthrough, any existing damage may be noted on a checklist and signed by the moving company representative and the Association's representative.

2. The elevator key will allow you to hold the elevator at point of entry and on your customers' floor in order to minimize the time necessary to accomplish the move. NO FURNITURE, BOXES, ETC., ARE TO BE LEFT IN THE COMMON AREAS OR ASSOCIATION PROPERTY.
3. CEILINGS MAY NOT BE REMOVED FROM THE ELEVATOR.
4. It is the responsibility of the mover to check the actual dimensions of the elevator cabs prior to loading large items into the elevator to prevent damage to the elevator cab finish.