

Townhouse Villages at River Woods
Homeowners Association

Date:

Unit: River Woods Lane

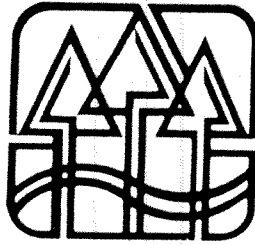
Re: Cable and Dish Installation

The Board of Directors allows Cable/Satellite installation on all units at the River Woods HOA. Cable is allowed to be run on the exterior of the building as long as it is behind the siding, but cannot be attached to another unit or run across the roof. The cable must be buried (owner must follow through with this). Lines can go through the siding at any location per the homeowner.

TV Dishes can be placed either on the fascia, siding or deck of a unit owner's property only. They cannot go on the "party wall" top or sides. Nothing may be installed on the roof or run across the roof. The size of the dish should be no larger than 22x36 inches. You may use a pole installation as long as it is in your rock bed in front of your unit and not next to another unit's deck. This placement must be pre-approved, and submitted with a request form with a picture or drawing. If your placement does not fall under the pre-approved locations you must submit a request. You can find the request on the back side of this specification sheet.

Any violation of these specs you will be assessed a \$200 fine as well as 30 days to correct the issue. After the 30 days you will be fined \$100.00 a week collectible by all means as assessments are collected as well as attorney's fees.

Sincerely,
Architectural Committee
Townhouse Villages at River Woods



Townhouse Villages at River Woods
Homeowners Association

2/23/2011

Re: Satellite dish installation

Dear Homeowner,

After viewing the sides and street fronts throughout the association, it was noted that there are over 100 units that are in violation of the cable/dish specifications. We have noted the following errors in installation; dish mounts on neighbors unit, dish mounts on roofs, dish mounts on privacy partitions (party walls), cables running across buildings, incorrect dish sizes and the list goes on.

To review the policy of the HOA – Nothing may be done on the outside of your unit without approval.

There is a large amount of money that will go into repairing all the roofs that now have holes in them. This cost will absolutely be passed to the homeowner in violation. Any dish on a neighbors unit will need siding replacement and that is also the responsibility of the owner who had the dish installed.

Enclosed is the dish specifications and new approved size. Please review your cable and dish situation, take whatever steps are necessary to correct any issues. Notify the office when a dish is removed from the roof so the repairs can be made promptly. All owners have until April 3rd to correct all issues. After this date you will be subject to, as the guidelines state, a \$200.00 fine and 30 days to correct, and then \$100.00 every week until the error is corrected. This is simply not acceptable in an association; when in doubt always submit a request, read your documents or call the office. If for any reason an extension is needed, please contact the office. If this notice does not apply to you, simply file the specification sheet and request form away for future use.

Violation letters will be sent out the week of April 18th, 2011. No fines will be issued unless you have not resolved the error before April 18th.

We thank you for taking care of any issues before further action and costs are incurred.

Sincerely,

Townhouse Villages at River Woods

Board of Directors.

Townhouse Villages at River Woods HOA
Request for non-standard dish installation

Date: _____

Unit: _____

Request for placement:

**If requesting a pole placement - the height of the pole from the ground must be noted. Pole height: _____

Drawing:

Committee Use Only:-----

Date request reviewed: _____

Approved: YES NO

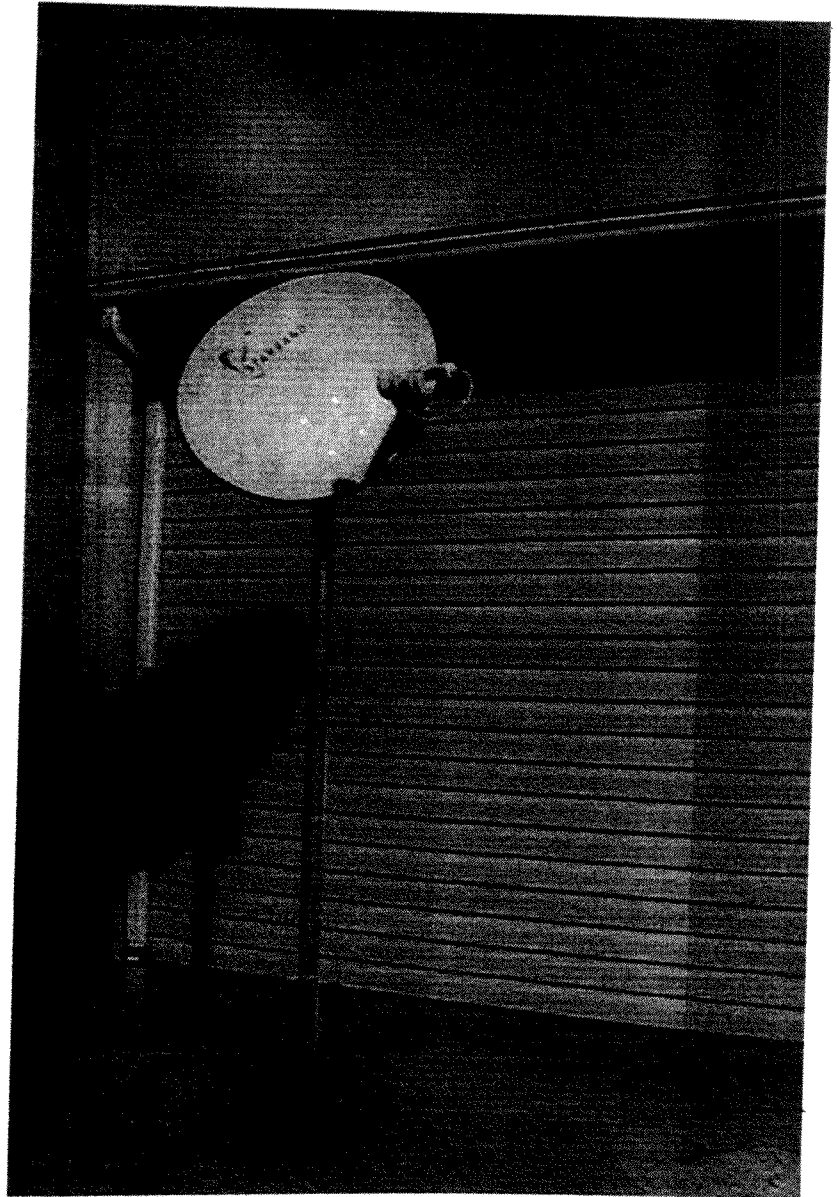
Chair Signature: _____

Date inspected: _____ Acc Member Name: _____

Passed inspection: YES NO

Comments:

Correct installation options



By request only!