

STEINER RANCH RESIDENTIAL DESIGN GUIDELINE MANUAL

7.7 Accessory Structures

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Satellite Dishes:

There shall be no requirement to obtain approval from the AC prior to installation with respect to (1) antennas designed to receive direct broadcast satellite service which are one meter or less in diameter; (2) antennas designed to receive video programming services via multi-point distribution services which are one meter or less in diameter or diagonal measurement; or (3) antennas designed to receive television broadcast signal.

Requirements:

The antenna/satellite dish shall not be installed in the front yard (pole mounted), on the front elevation (side mounted) of the residence or visible from the street or sidewalk.

Guidelines:

-  The attic, crawl space, garage, or other interior space of the Residence or another approved structure on the Unit so as not to be visible from outside the Residence or other structure; or
-  The rear yard of the residence (i.e., the area between the plane formed by the rear façade of Residence and the rear lot line) and setback from all lot lines at least eight feet (8'); or
-  Attached to or mounted on a deck or patio and extending no higher than the ridge line of that portion of the roof of the Residence directly in front of such antenna; or
-  Attached to or mounted on the rear wall of the Residence so as to extend no higher than the eaves of the residence at a point directly above the position where attached or mounted to the wall.
-  All associated cable must be run in straight, horizontal and/or vertical lines and be tightly secured every two feet to four feet (2'-4'). The cable is to be installed in such a way as to be as inconspicuous as possible. Cable runs contained within the residence are preferred whenever possible. Visible cable must match/blend with the background color where attached.
-  A completed modification application must be submitted to the AC for review after satellite dish or antenna installation, although submittal is preferred prior to installation.
-  If the location of the installed satellite dish or antenna does not comply with the above stated requirements, the AC may require relocation of the satellite dish or antenna to meet the screening guidelines.
-  The satellite dish or antenna may be required to be painted to match the background it is attached to in order to help minimize the visual impact.

Satellite dishes or antennas that exceed one (1) meter in diameter are required to be submitted to the AC for approval prior to installation.

Please contact the Homeowner's Association prior to installation to submit the location and type of satellite dish/antenna to be installed.