

Residents at Old Colony Townhouse Condominium

Re: Restrictions on Antenna/Satellite Dish Installations

Dear Residents:

Enclosed please find the Antenna and Satellite Dish Restrictions which have been adopted by the Board of Trustees of Old Colony Townhouse Condominium Association. Also enclosed is a Notification form which must be completed and returned within five (5) days after the installation of an antenna. If you have any questions, comments or concerns relating to the Restrictions as they may apply in your individual case, please contact the Board immediately so that we may attempt to resolve such issues.

As you may be aware, the Federal Communications Commission has promulgated rules which in essence allow residents in condominiums to use exclusive use areas for antennas or satellite dishes. However, the rules allow the Association to provide for certain restrictions relating to the installation and appearance of the satellite dish or antenna. In addition, it should be noted that the rules do not allow installation of satellite dishes or antennas on common areas over which the unit owner does not have exclusive use. Therefore, installations on roofs, yards, etc. are strictly prohibited.

Residents are advised that in some cases antennas or satellite dishes installed on your exclusive use area may not allow for an acceptable signal to receive television reception. Unfortunately, if such reception is not possible, the current rules do not allow the resident or unit owner to use any other common areas for the installation. Therefore, residents are advised to ensure that they may receive appropriate reception on their exclusive use area prior to purchasing a satellite dish or signing any agreement relating to the rental of a dish or the subscription to any satellite dish.

In addition, residents should be advised that FCC regulations prohibit reception by satellite dish of local television stations. Therefore, residents should check with the dish provider as to which stations will not be received with the satellite dish. You may need to continue using basic cable in order to receive local stations.

Residents are further advised that satellite dishes typically will work on one television set. Therefore, you are advised that additional equipment may have to be purchased if you wish to receive satellite dish reception on more than one television in your unit.

Residents are further advised that the FCC is in the process of promulgating rules relating to installation of antennas and satellite dishes on general common elements versus exclusive use areas. This is being contested by various large segments of the real estate industry. The commentary to the FCC indicates that it is possible that the FCC may allow condominium associations to provide master satellite dishes and/or antennas to which residents could then connect if they so desired. Residents are advised that if common satellite dishes and antennas are allowed by the FCC, there could be a dramatic savings to residents if they wait for said rules to be finalized, since there should be a drastic savings on the cost of purchasing the satellite dish and on installation costs since it could be installed by the Condominium Association.

If you have any questions or comments relating to the foregoing, please contact the Board.

We hope that this letter adequately addresses questions which residents may have relating to the issue of satellite dishes and antennas.

Very truly yours,

Board of Trustees of  
Old Colony Townhouse  
Condominium Association

OLD COLONY TOWNHOUSE CONDOMINIUM  
RULES AND REGULATIONS AMENDMENT

ANTENNA RESTRICTIONS

We, the undersigned, being the Board of Trustees of the Old Colony Townhouse Condominium pursuant to the condominium's Master Deed recorded with the Bristol County Registry of Deeds in Book 2063, Page 89 as amended, in accordance with the authority granted in Paragraph 9 thereof and in the Declaration of Trust, Article V, Section 8, do hereby adopt the following Amendment as an addition to the Rules and Regulations relating to antennas:

1. Definitions

(a) Reception Antenna means an antenna, satellite dish, or other structure used to receive video programming services intended for reception in the viewing area. Examples of video programming services include direct broadcast satellite services, multipoint distribution services, and television broadcast signals. The mast supporting the Reception Antenna, cabling, supports, guy wires, conduits, wiring, fasteners, bolts or other accessories for the Reception Antenna or similar structure are part of the Reception Antenna. A Reception Antenna that has limited transmission capability designed for the viewer to select or use video programming is a Reception Antenna provided that it meets Federal Communications Commission standards for the radio frequency radiation. Structures similar to Reception Antennas are any structure, device, or equipment that is similar in size, weight, appearance to Reception Antennas.

(b) Transmission Antenna means any antenna, satellite dish, or structure used to transmit radio, television, cellular, or other signals other than a reception antenna.

2. (a) No resident shall install a Reception Antenna on any portion of the common areas and facilities unless the area is a limited common element or exclusive use area granted to the unit where the resident resides pursuant to the provisions of the Master Deed creating the condominium.

(b) A Reception Antenna which encroaches on the air space of another owner's unit or limited common area or onto the general common areas does not comply with this rule.

(c) Tenants must obtain the written permission of the owner before they may install a Reception Antenna on any limited common areas or exclusive use areas, as defined in the Master Deed as being within the owner's exclusive use or control.

3. If a Reception Antenna is installed in a limited common area or exclusive use area as defined in the Master Deed, such installation shall be subject to the following:

(a) Reception Antennas shall be no larger than necessary for reception of an acceptable quality signal; provided that under no circumstances shall Reception Antennas for direct broadcast satellite services be larger than one meter in diameter.

(b) Due to safety concerns relating to wind loads and the risk of falling structures, masts, supports, and other structures more than twelve feet in height must receive the prior written approval of the Board. The owner must submit an application including detailed drawings of the structure and methods of anchorage.

(c) Reception Antennas must be placed in areas that are shielded from view from outside the project or from other units to the extent possible; provided that nothing in this rule shall require a Reception Antenna to be placed where it precludes reception of an acceptable quality signal unless no acceptable reception is available in any limited common area or exclusive use area.

In no event may Reception Antennas be installed on roofs, lawns or other common areas. Residents must first attempt to install the Antennas within the units. If an acceptable signal is not possible, residents must next attempt to install the Reception Antenna on their own exclusive use area (deck). Connections of wiring must be through the glass of the nearest window or sliding glass door of the unit owner and may not be connected through general common areas.

(d) Reception Antennas or similar structures shall not be placed in areas where it blocks fire exists, walkways, ingress or egress from an area, including basement stairwells at the rear of the (Condominium) homes, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other areas necessary for the safe operation of the project. The purpose of this rule is to permit evacuation of the units and project and to provide clear access for emergency personnel.

(e) Reception Antennas or similar structures shall not be placed within two feet of electric power lines and in no event shall they be placed within an area where it can be reached by the play in the electric power lines. The purpose of this rule is to prevent injury or damage resulting from contact with power lines.

(f) If Reception Antennas are allowed to be placed outside the building, they must be painted to match, or be compatible with, the color of the building. In addition, the Board may require a resident to install and maintain inexpensive screens or plants to shield the Reception Antenna from view.

(g) Any resident installing, maintaining, or using a Reception Antenna shall do so in such a way that does not materially damage the general common elements of the units, void any warranties of the Association or other owners, or impair the watertight integrity of the buildings.

(h) The residents who own or use a Reception Antenna are responsible for all costs associated with their Reception Antenna including, but not limited to, costs to: (a) repair, maintain, remove, and replace the Reception Antenna; (b) repair damages to the common elements, the units, other units, and other property caused by the installation, existence, or use of the Reception Antenna; (c) pay for medical expenses incurred by persons injured by installation, existence, or use of the Reception Antenna; and (d) reimburse residents or the association for damages caused by the installation, existence, or use of the Reception Antenna. In the event a contractor/installer is used for installation, maintenance, removal or replacement of a Reception Antenna, said contractor shall carry adequate and appropriate insurance and shall name the Association as an additional named insured.

(i) Due to safety concerns relating to the falling of structures, all Reception Antennas shall be securely attached to the building or ground and shall have guy wires securing the device to the building or ground, but only if said building or ground area is a limited common element. Otherwise, guy wires and the like may not be attached to common areas and facilities.

(j) Residents shall not permit their Reception Antenna to fall into disrepair or to become a safety hazard.

(k) No resident may install more than (1) Reception Antenna or more than one (1) satellite dish.

#### 4. Process and Procedure

In the event of a violation of these rules, the Association may bring an action for declaratory relief with the Federal Communications Commission (FCC) or any court having jurisdiction over the matter. To the extent permitted by the FCC, the Association shall be entitled to fines, reasonable attorneys' fees and costs and expenses if the regulation is validated. In addition the Association may seek injunctive relief.

5. Transmission Antennas are prohibited.

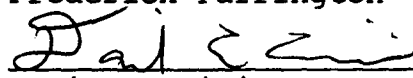
6. At least five (5) days after any installation, the resident shall provide a copy of the Notification Form attached hereto to the Board.
7. To the extent not prohibited by the FCC Rules and Regulations or contradicted by the terms of this Amendment, Paragraph 9(c) of the Old Colony Townhouse Condominium Master Deed and Article V Section 8 of the By-Laws shall control.
8. The resident is responsible for the immediate removal of the Reception Antenna if it must be removed in order for the Association to repair, paint or maintain the area where it is installed and shall also be responsible to the Association for any damages caused by the installation of the same.
9. If any of these provisions are ruled to be invalid, the remainder of these rules shall remain in full force and effect.
10. The Board may amend this Restriction from time to time as it deems necessary.

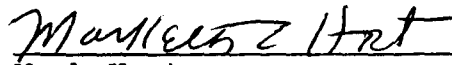
In all other respects the Rules and Regulations as hereby amended by this Amendment are hereby ratified and affirmed.

Executed under seal this 23 day of January, 2000.

The Board of Trustees  
of Old Colony Townhouse  
Condominium Association  
and not individually

  
Frederick Farrington

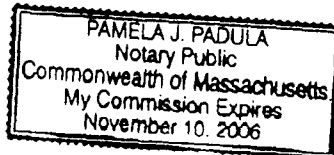
  
David Corsini

  
Mark Host

  
Bette Bristow

  
Rimma Plisko





COMMONWEALTH OF MASSACHUSETTS

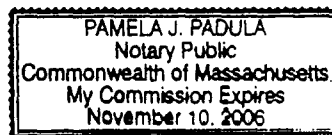
Bristol, SS

January 23, 2000

Then personally appeared the above named Frederick  
Farrington, David Corsini, Mark, Host, Bette Bristow and Rimma  
Plisko as the Board of Trustees of The Old Colony Townhouse  
Condominium, and not individually, and acknowledged the foregoing  
instrument to be their free act and deed, before me.

Pamela J. Padula  
- Notary Public

My Commission Expires:



NOTIFICATION FORM

For The Installation of DBS Satellite Dish  
MMDS Antenna or TV Antenna

NOTE: This form must be completed and returned within five  
(5) days after the installation of an antenna.

To: Board of Trustees of the Old Colony  
Townhouse Condominium Association

From: Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone (Home): \_\_\_\_\_

Phone (Work): \_\_\_\_\_

Unit Address: \_\_\_\_\_

\_\_\_\_\_

Type of satellite dish or antenna was installed (check any that  
apply).

\_\_\_\_\_ DBS satellite dish 1 meter or smaller (e.g. Primestar,  
Dish Network, Direct TV)

\_\_\_\_\_ MMDS antenna (wireless cable) 1 meter or smaller (e.g.  
WANTV)

\_\_\_\_\_ Television antenna

Installation includes a mast \_\_\_ No \_\_\_ Yes

If yes, insert total length of height of mast \_\_\_ feet

(note: mast may not exceed 12 feet).

Installation of the dish or antenna was done by the following  
licensed contractor

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Tel No.: \_\_\_\_\_

Insurance Agent: \_\_\_\_\_



A copy of the contractor's license and certificate naming the Old Colony Townhouse Condominium as an additional named insured is attached hereto and made a part hereof.

Describe on a separate/attached sheet of paper the exact location of the dish or antenna and attach a diagram or drawing of the exact location of the antenna.

Does the location of the dish or antenna comply with the Association's regulations?

\_\_\_\_\_ Yes      \_\_\_\_\_ No

If no, state in detail the reason for noncompliance on a separate sheet of paper.

I acknowledge that I have read, understand and have complied and will comply at all times with the Association's regulations with respect to the installation of dishes and antennas.

Signature \_\_\_\_\_

Date: \_\_\_\_\_