

Rancho San Joaquin

Shingle Roof Project: How Will Existing Satellite Dishes Be Handled During Re-Roofing?

Over the years, some homeowners have installed satellite dishes on our shingle roofs. However, our [HOA Architectural Standards and Guidelines](#) state this about satellite dishes on page 9:

F. Antennas: Exterior antennas of any type are forbidden. Satellite Dishes are permitted provided **they must be free standing and not permanently attached to the exterior of the building.**

Our [HOA Architectural Standards and Guidelines](#) further state this about satellite dishes on page 14:

The satellite dish **may only be installed on the inside balcony, patio or terrace that is under the exclusive common area control of homeowner.** Said satellite dish, or any part thereof, shall not be attached to any part or the exterior of the building and **installed on a free standing support**, extend beyond the balcony, patio, roofline or terrace railing.

Homeowner is specifically prohibited from making physical modifications to the premises and **is prohibited from installing said satellite dish in the common areas of the premises**, including but not limited to, outside walls, **roofs**, window sills, common balconies or stairways.

Here is how satellite dishes that are installed on our roofs will be handled:

Shortly before re-roofing begins for a building, Fontaine's inspector will identify any existing satellite dishes that are installed on the building's roof, including those that are attached to the chimney.

FirstService Residential will notify the homeowner whose satellite dish is installed on the roof that it will be removed by the Fontaine roofing crew so that they may begin to replace the shingle roof.

The satellite dish will carefully be removed by the Fontaine crew and placed near the front entrance to the homeowner's townhome or stack condo unit. *The Fontaine crew is not responsible for re-installing the satellite dish.*

How can I re-install my satellite dish if it was removed from the roof on my building?

If the homeowner wishes to re-install their satellite dish within their exclusive use area, an [HOA Architectural application](#) must first be submitted for approval before re-installing the satellite dish. The application must state the satellite dish's size/dimensions and the proposed location within the home's front or back patio area or the home's balcony area.

Note that the satellite dish must be free-standing – i.e., it cannot be physically attached or bolted on the building's wall, roof, or chimney, or on the balcony railing.

Also note that our [HOA Architectural Standards and Guidelines](#) state on page 14 that the satellite dish *“must be one meter or less in diameter.”*