

Charlestown Owners Association

Amended Resolution on Wires, Cables, Gas, Air Conditioning Lines, Satellite Dishes and Other Similar Exterior Additions

Section IV – Rules & Regulations Governing Owner Conduct/Use of Lots

Policy Resolution 2006 - 2

Whereas Article III, Part IV, Section I of the COA By-Laws state *“Any Unit Owner desiring to make any exterior addition, change, or alteration to a property shall, prior to commencing any such change, shall submit the plans for and the specification describing such change to the Architectural Control Committee.*

Whereas Article XXII, Part 1, Section 9 of the COA By-Laws require gas lines for fireplace conversions to run in such a way that they are not visible from the exterior of the home or from street view.

Whereas Article XXII, Part II, Section 2 of the COA By-Laws prohibit exterior radio antennae and require TV cables and Satellite Dishes that are not placed in one of the preferred locations depicted in the Article XXII, Part II, Section 21 of Bylaws to have the prior approval of the ARC, and

Whereas the By-Laws do not define how telephone lines, TV lines or cables, gas lines, air conditioning lines and any other similar additions are to be placed,

Therefore the Architectural Committee and the Board of Directors wish to prescribe guidelines and requirements for installation of such wires, cables, lines etc., which shall replace and supersede the guidelines set forth in Policy Resolution 2004-03.

General: The intent of these rules is to minimize the appearance of wires, cables and lines on the exterior of Charlestown homes while allowing owners to make improvements and installations as desired for their own enjoyment.

Applications must be submitted in accordance with the guidelines of Policy Resolution 2004-01 (Policy Establishing Architectural Application Review and Appeal Procedures) and must include diagrams of the proposed installation to include a clear description of the routing of any and all wires, cables, lines etc.

The Board of Directors and the ARC reserve the right to require Owners to execute Maintenance agreements as a condition to approval of any application that involves an intrusion into the home’s roof, or outer walls (which are a maintenance responsibility of the COA)

General Instructions:

Wires, cables and similar lines shall not penetrate nor be installed in the front of the unit or the side of an end unit unless it penetrates at a height of no more than 12 inches above ground level and is concealed by shrubs planted to mask the installation.

Wires, cables and similar lines may be installed at the rear of the unit – below the level of the patio wall.

Cables may be installed on the rear of the home, however, must be concealed behind the downspout or run down the crease between units and professionally fastened.

All wiring must be of a color that is the least visible against the unit. White wiring is acceptable on a white or beige painted brick house. Brown or black is required for non-painted brick units but would not be acceptable for painted brick units.

Should the installation require the wiring to be installed, front or rear, where a downspout is not installed, the wire, cable or line must be installed in the corner offset between units and professionally fastened.

All off-the-air radio and TV antennas must be installed within the house (e.g., in the attic) in accordance with the bylaws.

Satellite Dishes: See Attached Diagrams

Article XXII, Part II, Section 2 of the COA By-Laws specify three preferred locations for Satellite Dish antennas. The unit owner/resident may place Satellite Dish antennas in any of the three preferred locations without prior approval provided the owner signs a COA Maintenance Agreement (available at the COA office or on the web site) and adheres to the following specific conditions:

A. Location #1 – (at the rear of the unit): Wiring may be installed and enter the unit, on the rear masonry wall anywhere below the level of the rear patio wall. Wires and cables should run from the satellite dish down behind a downspout or down the corner crease between units.

Should the installer elect to enter the unit at the ridge or soffit vent when installing in location #1, the wiring must be installed behind the downspout or in the corner crease between adjoining units.

B. Locations #2 or #3 or roof mount – Wires and cables must run from the satellite dish by the most direct and least visible (from the front of the unit) to and under the ridge vent and then through the attic to the required exit through the soffit.

C. General Requirements for Satellite Dish wires and cables: Wiring may enter the roof at the existing ridge vent or existing soffit vent.

In the event the wiring is to enter in a soffit vent, wire must be installed behind the gutter.

Wiring may only be installed along the edge of the roof closest to the point of installation.

Wiring must be professionally secured with the owner assuming responsibility for any damage resulting from this installation.

D. Other Locations: In the event the antenna cannot be mounted in any of the three locations as specified in the COA By-Laws, the owner shall take the following action to complete installation.

1. The owner/resident must obtain prior approval of the installation by application to the Architecture Committee:
2. Wherever the antenna is located, wires and cables must be of the types and colors as specified and be routed and fastened as spelled out above.
3. If antenna is to be mounted on the roof surface, requiring penetration of the shingles:
 - a. Mounting bracket screws will anchor through roof sheathing at a location where the screws attach to a roof truss.
 - b. The antenna cable shall be routed either through the ridge vent or through the soffit. Antenna cable shall not penetrate any part of shingle roof.
 - c. The owner will be responsible for repairing any roof leaks resulting from the aforementioned installation.

E. Temporary Removal: Unit Owner is responsible for the removal and re-installation of Dish and related wiring in the event that the Association needs to perform maintenance or replacement of components to which the dish is attached.

F. Removal or Transfer of Ownership and Responsibility Upon Sale: When the house is sold, the seller shall remove the satellite antenna and all associated cables, wires and equipment and repair any damage to the house, roof, or patio walls. This requirement shall be waived by the association if the buyer states in writing that he/she/they wish to retain the satellite dish subject to the terms and conditions outlined in the Association's governing documents.

The Effective date of this Amended Resolution shall be August 31, 2006. This Resolution supersedes and replaces Policy Resolution 2004-03 entitled "Resolution on Wires Cables, Gas and Air Conditioning Lines and Other Similar Exterior Additions"

This Resolution was approved and adopted by the Board on July 18, 2006.

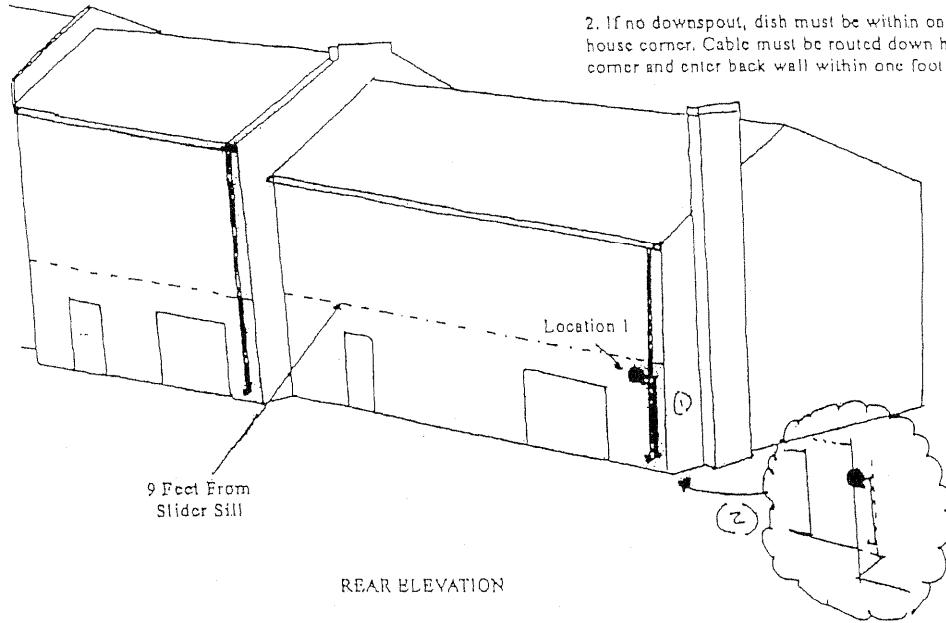
CHARLESTOWN OWNERS ASSOCIATION, INC.

By: _____
Duane G. Ingalsbe, President

Location 1

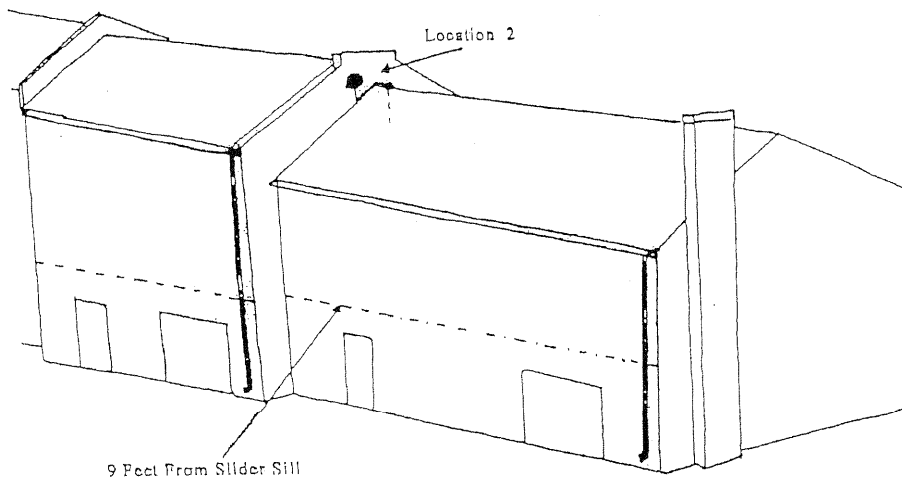
Antenna must be:

1. Mounted within one foot of downspout and cable routed behind downspout to enter back wall by downspout.
2. If no downspout, dish must be within one foot of house corner. Cable must be routed down house corner and enter back wall within one foot of corner.

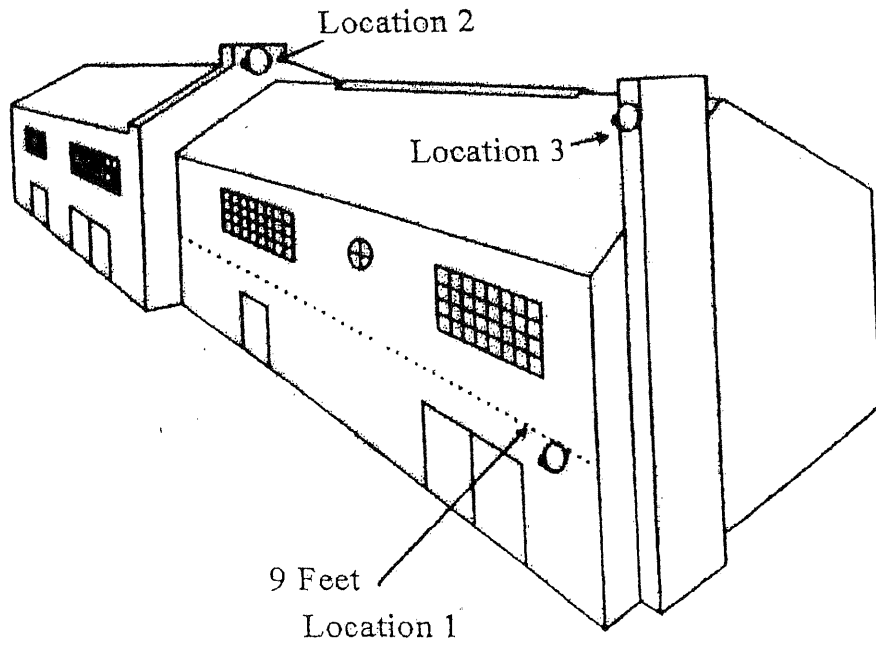


LOCATION 2

Cable must run vertically down to roof, then up roof line to roof crown. Cable must be routed through roof/ridge vent to attic for interior distribution.



REAR ELEVATION



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