

# *Oak Brook Colony Condominium Association*

Oak Brook, Illinois

## **Satellite Dish** **Exterior Modification Request instructions and Forms**

All changes or external additions require approval by the Board. The request for approval is made on an Exterior Modification Request Form. These forms are available from the Managing Agent. Installation or removal of Satellite dishes require advance approval by the Board.

With regard to Satellite Dishes, the homeowner agrees to follow the attached Dish Installation Rules.

The following **must** be submitted for board approval.

- A. Exterior Modification Request Application
- B. A picture showing the existing conditions
- C. A copy of your contractor's quote
- D. A copy of your contractor's certificate of general liability insurance naming Oak Brook Colony Condominium Association as additional insured.

The Board will review applications when all required information is received. Work should not be started or contracted for until approved by the Board.

Ongoing maintenance of any exterior changes are the responsibility of the homeowner.

### **Please note**

The new roofs being installed in Oak Brook Colony represent a major investment to keep our units watertight for many decades. Prior to beginning the replacement project, over half of the old roofs leaked, requiring expenditures of tens of thousands of dollars for repairs. A large portion of the leaks were caused by incorrectly installed wiring for cable and dish TV, especially where wires were shoved under the weather flashing or laid across the roofs to be whipped by the wind. Each repair has typically cost between \$500 and \$1,500, and was sometimes higher.

### **Oak Brook Colony rules indicate:**

The fine for wiring not installed in accordance with the Cable and Dish Rules is \$500 per initial violation, and from \$5/day to \$50/day for continuing violations.

Please note contractor advertising signs may not be posted on the property at any time.

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## **Rules for Installation of Satellite Dishes**

Please hand this to your dish installer to ensure his understanding of the work he must perform when mounting your dish. Refer questions to Lieberman Management Services.

Text of Rule IV.B.2:

A satellite dish T.V. antenna of less than one meter diameter may be installed above the building roof line as low as functionally possible on the unit's wooden chimney chase. Entry cabling must go through the chase into the owner's attic. Nothing is to be mounted on the common element brick or wooden walls nor on the roof of any unit. The unit owner is to be responsible for any damages, leaks during installation, use or removal of the satellite dish antenna. If the building unit is sold or service discontinued, the satellite dish must be removed by Homeowner.

### **FCC Regulation and Oak Brook Colony**

The Federal Communications Commission Over-the-Air Reception Device rule requires condominium associations to allow unit owners to install dishes of 1 meter or less to receive signals, but it preserves the right of associations to prescribe the specific areas and common components to which the dishes can be attached. Rule IV.B.2 meets these requirements.

**Definitions and Clarifications** These are typical Satellite dishes:



When installed in Oak Brook Colony, they must be attached only to the unit's chimney chase. This is a chimney chase:



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## Installation of Satellite Dishes Continued

### Dish Mounting

All dish mounting struts, legs and/or any supports, and the hardware used to attach and stabilize the supports must only be affixed, attached, and/or connected to that unit's Chimney Chase (as defined in the previous section).

### Dish Wiring

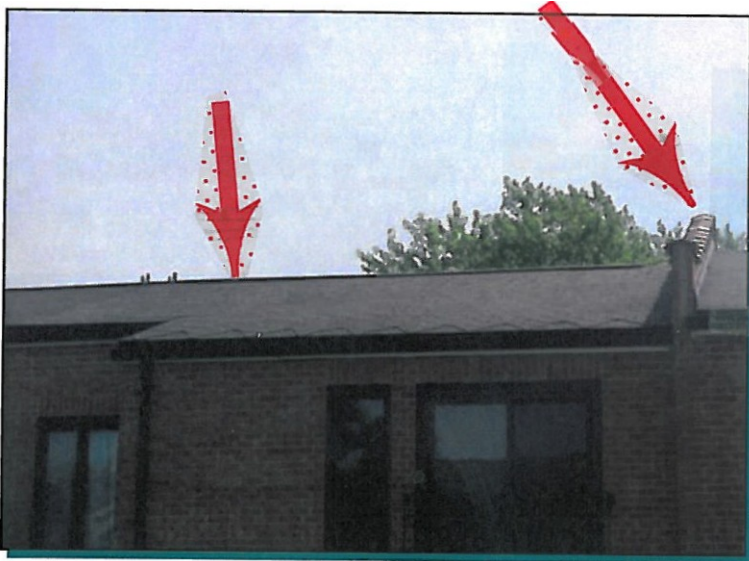
Any and all wiring to or from the dish must enter the unit through the Chimney Chase only. Wiring cannot be run along the roof, on the parapet, across the brick firewall, over or under the firewall flashing, in the gutters, down the chimney, or on the fascia.

Roof

Parapet

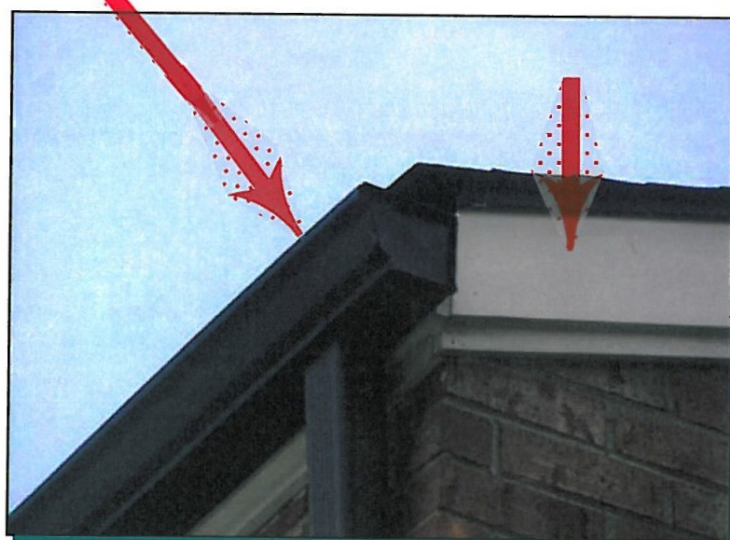
Firewall Flashing

Firewall Brick



Gutter

Fascia



# Oak Brook Colony Condominium Association

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## Exterior Modification Request

No work can be started until this form is approved, signed and returned by the Board.

When completed, forward EMR and required documents to:  Lieberman Management Services Resident Services Department Phone: 847-459-0000 Fax: 847-459-3003 <a href="mailto:service@lmsnet.com">service@lmsnet.com</a>	Unit Address: Click or tap here to enter text. Oak Brook, IL 60523
	Unit Owner: Click or tap here to enter text.
	Unit Owner Address (if different than unit): Click or tap here to enter text.
	Telephone: Click or tap here to enter text.
	Date: Click or tap to enter a date.

Type of Modification	<input type="checkbox"/> Windows	<input type="checkbox"/> Door	<input type="checkbox"/> Patio	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Landscape	<input type="checkbox"/> Other
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*\*Note: Doors and windows must conform to Association standards. Dish installation must conform to Association rules. See accompanying requirements for all requests.*

### Scope of Work Requested

Items that will be Removed: <i>Click or tap here to enter text.</i>
Items that will be Replaced: <i>Click or tap here to enter text.</i>
New Items Added: <i>Click or tap here to enter text.</i>

### Materials:

Type: <i>Click or tap here to enter text.</i>
Color: <i>Click or tap here to enter text.</i>

*Unless specifically listed here, the cost of modifications will be at unit owner's expense.*

Items to be paid for by the Association:
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Exterior modification requests cannot be approved until all required documentation is provided. Please contact Resident Services at the number above if you need additional information. Maintenance of any items covered under this request will be the responsibility of the owner.

**Board Action:**  Approved /  Denied

\_\_\_\_\_  
Unitowner signature

\_\_\_\_\_  
President

\_\_\_\_\_  
Date