

**The Brownstones at Park Potomac  
Architectural Review Board**

**Outdoor Antenna (OTARD) Policy**

**Outdoor Antennas (OTARDs)**, to include satellite dishes and digital antennas, must be installed on the roof of the townhouse, not less than 3 feet from any edge of the roof. They may not exceed 1 meter in diameter or diagonally. **The preferable location is on the roof.**

**An acceptable alternative location is on a tripod** or other stable stand located **on the roof terrace** and not to exceed a total height of 42 inches.  
***Under no circumstances may an OTARD be installed upon any wall (as prohibited on page 51, paragraph (q) of the Covenants), fence or railing.***

All exterior wiring on the outside of a townhouse must be enclosed in a conduit or chase, the color of which must match the exterior color of the townhouse.

**Property owners** must submit a modification application for an OTARD installation not less than 14 days **following** the installation of the OTARD.

**Tenants** must have written permission from their landlords for OTARD installation **prior to** installation of the OTARD. The property owner must also submit a modification application to the Property Manager **prior to** installation of an OTARD by a tenant.

**These regulations are in compliance with the FCC Factsheet on OTARDS.**

**Supplemental information:**

The original purchaser's at the Brownstones at Park Potomac were offered the purchase option by EYA for a conduit running to the roof to a location they approved for OTARD installation. All modification applications for OTARD installation submitted while EYA controlled the Architectural Review Board (ARB) were for rooftop installation.

**DirectTV**, to date, has had no objection to installing OTARDs on the roof of any unit.

**Dish Network** has refused to perform their normal installation on the end units that have synthetic slate roofing material on the rear roof. (Interior units do not

have synthetic slate roofs in the rear). All end units with a Mansard Style roof have synthetic slate on the rear roof. Interior units with Mansard Style roofs appear to have the same composite shingle roofing material on the rear roof as do the traditional peak style roofs. **Dish Network will provide a tripod stand at no charge if the work order placed by the homeowner requests a tripod stand.**

**Alternatively**, a homeowner wishing to use the service provided by Dish Network may hire a private contractor to install either a **penetrating or non-penetrating roof mount** and to install the OTARD provided by Dish Network. A variety of such mounts were found online with a simple Google search. Be aware that many non-penetrating roof mounts are designed only for flat roofs. There are several models available for pitched roofs, also.

**A written request for information from the ARB to the FCC regarding** the issue experienced by several homeowners using Dish Network received the response that **Dish Network's refusal to install OTARDs on the synthetic slate** roofing material was a business decision on the part of that company and did not place the Homeowner's Association Policy on OTARD installation in violation of FCC regulations.