

RULES AND REGULATIONS GOVERNING
INSTALLATION AND MAINTENANCE OF SATELLITE DISHES
AT RESIDENCES AT LEGACY PLACE, A CONDOMINIUM

These rules and regulations have been adopted by the Board of Directors (the "Board") to provide all Unit Owners with maximum flexibility to enjoy an over-the-air reception device ("Satellite Dish"), while providing for reasonable rules, applicable to and binding upon all Unit Owners, to protect public safety and Condominium Property with uniform regulations, applicable to comparable objects, that are no more burdensome than necessary to insure safety to life and property. The Board may permit a Unit Owner to install a Satellite Dish within the apartment or on a patio or balcony that is part of the apartment, if the Satellite Dish and Unit Owner comply with all of the following:

1. The Satellite Dish must be 18" or less in diameter across the widest part of the dish and may not extend beyond the boundaries of the apartment, patio or balcony.
2. The Satellite Dish must be installed by a professional installer or otherwise be shown to be securely mounted.
3. Satellite Dishes may not hang out a window or be attached to the building or installed on outside walls, outside windowsills, roof or any Common Elements of the property.
4. Satellite Dishes must comply with all governmental regulations including, but not limited to, applicable codes of Palm Beach Gardens and Palm Beach County, including special measures that may be enacted because of hurricanes or other inclement weather conditions, or for any other reason.
5. Installation of the Satellite Dish shall not damage the building and no holes may be drilled through outside walls, roofs, balcony railings or glass -- or any location where holes might impair the building's weatherproofing or there is a risk of striking electrical or water lines. Unit Owners are responsible for any damages to the Common elements or the Limited Common Elements caused by their Satellite Dish or its installation.
6. Splicing into existing wiring or cables is not permitted.
7. Unit Owners must obtain liability insurance listing the Association as additional insured which covers the Satellite Dish and any personal injury or damage to the apartment caused by the dish.
8. Unit Owners shall at all times obey these rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, lessees, servants and other persons over whom they exercise control and supervision.
9. Unit Owners agree to indemnify the Association, its agents, successors and employees in the event any third party should bring an action for personal or property damage against any or all of them for damages caused by reason of the installation of the Satellite Dish or because of the Satellite Dish becoming dislodged. Such indemnification extends to attorney's fees and costs incurred in defending any such action.
10. The Association shall provide reasonable notice to a Unit Owner of any violation of these rules and regulations and, after opportunity to cure or for a hearing, will levy a fine of \$25 for each day of a continuing violation, provided that no such fine shall in the aggregate exceed \$1,000.
11. The Association may take any further legal action necessary to enforce these rules and regulations, and the prevailing party in any such action shall recover reasonable attorney's fees as well as additional amounts as determined by the court to be necessary. This relief does not exclude other remedies provided by law.
12. These rules and regulations may be modified, added to or repealed at any time by the Board. Any consent or approval given by the Association under these rules and regulations shall be revocable at any time.
13. In the event any rule or regulation heretofore set forth or hereinafter promulgated, or any sentence, clause, paragraph, phrase or word thereof is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall be and shall remain in full force and effect.