

## **Antennas/Satellite Dishes**

### ***General Considerations***

Antennas/satellite dishes should be selected and located, to the extent possible, to minimize their appearance from the street and neighboring properties. The location should take advantage of screening provided by existing structures and/or vegetation.

In accordance with the Telecommunications Act of 1996 (Act), antennas and satellite dishes not larger than one meter (39”) are permitted as a matter-of-right. No application is required for the installation of an antenna or satellite dish that does not exceed one meter (39”) and meets the following guidelines and all of the Federal Communications Commission (FCC) requirements under the Act.

All amateur radio (“HAM”) antennas must be submitted for approval and will be considered on a case-by-case basis.

The following guidelines are to assist in the placement of an antenna or satellite dish.

### ***Specific Guidelines***

- All Satellite Dishes must be one meter (39”) or less in diameter.
- Based on the required positioning to receive transmissions, antennas/satellite dishes should be placed in an inconspicuous location. They should not be placed in areas where they would constitute a safety hazard.
- Although roof-top antennas are permitted under the Act, the use of attic antennas (installed in the attic) is encouraged.
- Per the Act, antenna/satellite dishes are limited to a maximum height of 12’ above the roof line.
- All wiring for antennas and satellite dishes must be properly secured. In some instances, wiring may be required to be concealed.
- Satellite dish colors should remain as purchased. Preferred colors are black, gray, tan, and other neutral tones. Where other color options exist, they should complement the color of the house to which the dish is attached, e.g., roof or siding color.
- Other than the brand name, commercial advertising on the dish is prohibited.
- Landscape planting is recommended to screen a dish from view if it is placed in a visible location on the ground.
- Antennas/satellite dishes must be placed on the homeowner’s property, not in common areas.
- Antennas are limited to one per property.

BROADLANDS  
*Modifications Subcommittee Design Guidelines*

**Antennas/Satellite Dishes - *continued***

***Submission Requirements***

- In accordance with FCC Regulations, no submission is required for the installation of an antenna or satellite dish that does not exceed one meter (39”) in size. However, antennas/satellite dishes must follow the above guidelines and meet any and all FCC requirements under the Telecommunications Act of 1996.

***Submission Requirements for amateur radio (HAM) antennas:***

- Signed and dated application form.
- Description of the project.
- Provide a property plat showing the proposed location of the antenna.
- Picture and specifications of the antenna including height.