

**RESOLUTION  
AMENDING RULES AND REGULATIONS  
REGARDING INSTALLATION OF  
OVER-THE-AIR RECEPTION DEVICES**

**BE IT RESOLVED** by the Board of Directors of Old Farm Lake Community Association, Inc., that the Rules and Regulations which are appended to and have been made part of the By-Laws shall be and hereby are amended as follows:

1. Rule "4" shall be amended as follows.

4. VIDEO ANTENNAS AND ELECTRONIC EQUIPMENT

(a) The intention of the Board of Directors in adopting this Rule is as follows:

(i) to implement, to the minimum extent required by law, the provisions of the Telecommunications Act of 1996 and the Regulations of the Federal Communications Commission set forth at Title 47 of the Code of Federal Regulations, Section 1.4000;

(ii) to promote the aesthetics, the character and the property values of Old Farm Lake I Condominium, the Old Farm Lake II Condominium, and the Old Farm Lake III Condominium (hereinafter, collectively, the "Condominium"), and to protect the health, safety and welfare of its residents while allowing them to receive telecommunications signals; and

(iii) to carry out those provisions of the Telecommunications Act of 1996 to the extent that they prohibit unreasonable restrictions upon the installation of Video Antennas (as hereinafter defined) while providing the Board of Directors with restricted control over the location and methods of the installation thereof.

(b) All radio and television equipment, antennas for over-the-air reception devices permitting a viewer to receive video programming signals from direct broadcast satellites ("DBS"), multichannel multipoint distribution (wireless cable) providers ("MMDS"), television broadcast stations ("TVBS") (hereinafter, collectively,

“Video Antenna”), or other electrical equipment of any kind or nature installed or used in each Unit or Future Condominium Unit shall fully comply with all rules, regulations or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner or Future Condominium Unit Owner alone shall be liable for any damage or injury caused by any radio, television, Video Antenna, or other electrical equipment in such Unit or Future Condominium Unit.

(c) No radio aerial or Video Antenna or other similar device shall be installed or erected within a Unit or on property which is owned by or under the exclusive control of the Condominium, the Old Farm Lake Community Association, Inc., or jointly by the owners of the Units at the Condominium such as the roofs, exterior walls, walkways or lawns (hereinafter, collectively, the “Common Elements”), without obtaining in each instance the written consent of the Board of Directors. Any aerial or Video Antenna so installed without such required consent shall be subject to removal without notice at any time at the sole cost of the person installing it, and if not promptly paid, by the owner of the Unit which the Video Antenna was installed to service.

(d) Notwithstanding the foregoing general prohibition, a resident may, without obtaining consent of the Board of Directors, install and maintain a “receive only” Video Antenna on property which he either owns or which is within his exclusive use or control, such as the interior of his Unit, or completely within a balcony, terrace, deck or patio, and only to the extent that it is defined as a limited common element appurtenant to his Condominium Unit (hereinafter, a “Limited Common Element”); provided, nevertheless that any such Video Antenna so installed shall:

- (i) be installed in full conformity with the manufacturer’s specifications;
- (ii) be less than one meter (39.37”) in diameter;
- (iii) be mounted on a mast no greater than twelve feet above the roofline of the building to which it is affixed;
- (iv) not extend, hang over or protrude beyond the outermost dimension of the Limited Common Element to which it is affixed;
- (v) comply with all legitimate safety restrictions

necessary to protect public health, safety and welfare;

(vi) comply with all legitimate construction restrictions necessary to prevent damage to the building to which it is affixed, including, but not limited to the shortest and most direct route for wires between the Video Antenna and the interior of the Unit, and the least intrusive method of routing wires through the wall or foundation; and

(vii) comply with all legitimate restrictions on location necessary to preserve the rights of residents of the Condominium to the quiet enjoyment of their homes, and to minimize, to the extent practicable, any negative effects on property and aesthetic values.

(viii) comply fully with all laws, ordinances, rules and regulations of the Town of New Castle, the County of Westchester, State of New York, or any governmental agency having jurisdiction over the Unit to which the Video Antenna is affixed, including, without limiting the generality of the foregoing, zoning, land-use, building and fire prevention regulations.

And, provided further, that the name of the manufacturer and the make, model and installation specifications are filed with the Board of Directors upon request pursuant to a specific concern regarding the safety of the installation.

(e) Notwithstanding any language to the contrary set forth herein, by installing a Video Antenna pursuant to the provisions of this Rule or otherwise, the owner of the Unit for which the Video Antenna was installed shall be deemed to have agreed to be fully responsible to the Condominium and the Old Farm Lake Community Association, Inc. for all costs incurred (i) to remediate damage of any sort whatsoever arising from the installation and/or removal of the Video Antenna, including, but not limited to, the cost of repairing holes resulting from the installation of the Video Antenna and/or to route wires between the Video Antenna and the interior of the Unit, and (ii) all costs incurred by the Condominium and/or the Community Association, including, without limitation, reasonable engineering, architectural and legal fees.

(f) A Unit Owner who violates the provisions of this Rule shall be subject to all provisions set forth in these Rules and Regulations, the By-Laws of the Condominium and the By-Laws of the Old Farm Lake Community Association, including, without

limitation, all financial penalties, and, in addition thereto, shall be obligated to pay all expenses, including reasonable attorney's fees, paid or incurred by the Board of Managers of the Condominium or the Board of Directors of the Community Association with regard to such violation whether or not a legal proceeding is commenced.

2. The amendment to the governing Rules and Regulations set forth herein shall be effective immediately. A copy of this Resolution shall be furnished forthwith to each Owner of property within the Condominium.

Dated: Chappaqua, New York  
October , 2002

The Board of Directors  
The Old Farm Lake Community Association, Inc.