

EXHIBIT "A"

NOTIFICATION FORM FOR THE INSTALLATION OF
DBS SATELLITE DISH, MMDS ANTENNA OR T.V. ANTENNA

NOTE: This form must be completed and returned at least five (5) days prior to the installation of any satellite dish/antenna

TO: Board of Directors, Water's Edge Condominium

FROM: Owner's Name: _____
Mailing Address: _____
Phone # (Home): _____
Phone # (Work): _____
Unit Address: _____

Type of satellite dish or antenna to be installed:

- _____ DBS Satellite Dish One (1) Meter or Smaller (e.g., Skyview, Primestar, Dish Network, Direct TB)
- _____ MMDS Antenna (Wireless Cable) One (1) Meter or Smaller (e.g., WANTV)
- _____ Television Antenna

Installation will include a mast: _____ Yes _____ No

If Yes, Insert Total Length or Height of Mast: _____ Ft. (Note: Mast May Not Exceed 12 ft.)

Installation of the dish or antenna will be done by the following licensed and insured contractor:

Name: _____
Address: _____
Phone #: _____
Insurance Agent: _____

A copy of the contractor's license and certificate of insurance naming the Water's Edge Condominium as an additional insured is attached hereto and made a part hereof.

Describe on a separate sheet of paper and attach hereto, the exact location of the dish or antenna and attach a diagram or drawing of the exact location of the dish/antenna.

Does the location of the dish or antenna comply with the Trust's regulations?
_____ Yes _____ No

In no, state in detail the reason for noncompliance on a separate sheet of paper and attach hereto.

I acknowledge that I have read, understand and have complied or will comply at all times with the Trust's regulation with respect to the installation of satellite dishes and antennas.

Signature: _____ Date: _____

Received for Record DEC 02 1998
At 1:15PM and Recorded by me
Elaine C. O'Brien
Town Clerk

Suffield

**CERTIFICATE OF VOTE AND RESOLUTION TO THE BOARD OF DIRECTORS
OF THE WATER'S EDGE CONDOMINIUM ASSOCIATION**

This Certificate of Vote and Resolution is made this 17th day of August, 1998, by the Board of Directors of the Water's Edge Condominium.

WHEREAS, Article V, §14, of the Bylaws authorize the Board of Directors to adopt Rules and Regulations.

WHEREAS, Article V, §5.29, of the Bylaws authorize the Board of Directors, on behalf of the Unit Owners, to enforce obligations of Unit Owners as well as to fine for violations of the Condominium Documents and Rules and Regulations, with said fine being in an amount not to exceed Twenty-five and 00/100 Dollars (\$25.00) for any one (1) violation and with each separate day constituting a separate and independent offense; and

WHEREAS, Chapter 400 of the Acts of 1992 has authorized the Board of Directors to assess the costs of collection to Unit Owners as well as authorizing fines and collection of attorney's fees from Unit Owners, tenants, etc., who violate the Condominium Documents, Bylaws, Rules and Regulations, as they may be amended; and

WHEREAS, the Board of Directors of the Water's Edge Condominium desire to amend and/or create reasonable Rules and Regulations regarding the installation and use of satellite dishes/antennas.

NOW THEREFORE, the Board of Directors of the Water's Edge Condominium, acting and pursuant to said authority and pursuant to a duly authorized meeting and quorum as set forth in Article V of the Bylaws, do hereby amend the Administrative Rules and Regulations of the Water's Edge Condominium as follows:

i. The following Administrative Rule is hereby adopted by the Board of Directors:

RULE - ANTENNA RESTRICTIONS

Notwithstanding any provision of the Master Deed, Bylaw and/or Rules and Regulations of the Association, the following Rules and Regulation regarding antenna restrictions shall take precedent over the same:

1. Reception antenna means an antenna, satellite dish, or other structure used to receive video programming services intended for reception in the viewing area. Examples of video programming services include direct broadcast signals, multipoint distribution services and the television broadcast signals. The mast supporting the Reception Antenna, cabling

supports, guy wires, conduits, wiring, fasteners, bolts or other accessories for the Reception antenna or similar structure is part of the Reception Antenna. A Reception Antenna that has limited transmission capability designed for the viewer to select or use video programming is a Reception Antenna provided that it meets Federal Communications Commission ("FCC") standards for radio frequency radiation. Structure similar to Reception Antennas are any structure, device or equipment that is similar in size, weight and appearance to Reception Antennas.

2. Transmission antennas mean any antennas, satellite dish or structure used to transmit radio, television, cellular or other signals other than reception antennas. Transmission antennas are prohibited.
3. No resident shall install a Reception Antenna on any portion of the common areas and facilities unless the area is a limited common element or exclusive use area granted pursuant to the provision of the Master Deed creating the Condominium
4. A Reception Antenna which encroaches on the air space of another Unit Owner's exclusive use, limited common area or onto the general common area does not comply with this Rule and Regulation.
5. Tenants must obtain the written permission of the Owner before they may install a Reception Antenna on any limited common areas as defined in the Master Deed within the owner's exclusive use or control.
6. If a Reception Antenna is installed in a limited common area as defined in the Master Deed, such installation shall be subject to the following:
 - A. Reception antenna shall be no larger than necessary for the reception of an acceptable quality signal; provided that under no circumstances shall Reception Antennas for direct broadcast satellite dishes be larger than one meter in diameter;
 - B. Due to safety concerns relating to wind loads and the risk of falling structures, masts, supports and other structures more than twelve (12) feet must receive the prior written approval of the Board. The owner must submit an application including detailed drawings of the structure and methods of anchorage.
 - C. Reception Antennas must be placed in areas that are shielded from view from outside the project or from other Units to the extent possible; provided that nothing in this Rule shall require a Reception Antenna to be placed where it precludes reception of an acceptable quality signal unless no acceptable reception is available in any exclusive use area. In no event may antennas be

installed on roofs, lawns or other common areas. Residents must first attempt to install the antennas within the Units. If an acceptable signal is not possible, residents must next attempt to install the antennas on their own exclusive use area. If an acceptable signal is not received in either of these two locations, then prior to installation on any other exclusive use area, if any; the resident must first provide the Board with written certification signed under the pains and penalties of perjury by a qualified antenna installer certifying that any acceptable quality signal cannot be received in the Unit or deck area. Connections or wiring must be through the glass of the nearest window or sliding glass door of the Unit and may not be connected through general common areas.

- D. Reception Antennas and similar structures shall not be placed in areas where it blocks fire exits, walkways, ingress or egress from an area, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels or other areas necessary for the safe operation of the project. The purpose of the Rule is to permit evacuation of the Units and project and to provide clear access for emergency personnel.
- E. Reception Antennas and similar structures shall not be placed within two (2) feet of electric power lines and in no event shall they be placed within an areas where it can be reached by the play in the electric power lines. The purpose of this Rule is to prevent injury or damage resulting from contact with the power lines.
- F. If Reception Antennas are allowed to be placed on the building, they must be painted to match, or be compatible with, the color of the building. In addition, the Board may require a resident to install and maintain inexpensive screens or plants to shield the Reception Antenna from view.
- G. Any resident installing, maintaining or using a Reception Antenna shall do so in such a way that it does not materially damage the general common elements or the Units, void any warranties of the Association or other Owners, or impair the water tight integrity of the buildings.
- H. The residents who own or use the Reception antenna are responsible for all costs associated with their Reception Antenna including but not limited to, costs to (1) repair, maintain, remove and replace the Reception Antenna; (2) repair damages to the common elements, the Unit, other Units and other property

caused by the installation, existence or use of the Reception Antenna; (3) pay for medical expenses incurred by persons injured by installation, existence or use of the Reception Antenna; and (4) reimburse residents of the Association for damages caused by the installation, existence, or use of the Reception Antenna. Evidence of insurance of the installation in satisfactory kinds and amounts shall be provided to the Association prior to the commencement of work, naming the Association as an additional insured.

- I. Due to safety concerns relating to the falling of structures, all Reception Antennas shall be securely attached to the building or ground and have guy wires securing the device to the building or ground if said building or ground area is a limited common element. Otherwise, guy wires and the like may not be attached to common areas and facilities.
 - J. Residents shall not permit their Reception Antenna to fall into disrepair or to become a safety hazard.
 - K. No resident may install more than one (1) antenna or more than (1) satellite dish.
7. In the event of a violation of these Rules, the Association may bring an action for declaratory relief with the Federal Communications Commission ("FCC") or any Court having jurisdiction over the matter. If the alleged violation is for safety or historic preservation purposes, including but not limited to insurance and licensed contractor requirement, the Board may immediately fine and continue fining the resident and/or Unit Owner. If the violation is for any other reason, then if the FCC or Court determines that there has been a violation, a fine equivalent to the maximum allowed under the Condominium Documents shall be imposed. If, after the FCC or Court determination, the violation has not been corrected with a reasonable time as determined by the Board, additional fines of the maximum amount permitted under the Condominium Documents with each day constituting a separate and independent offense, shall be imposed.
8. Transmission Antennas are prohibited.
9. At least five (5) days prior to the commencement of any installation, the resident shall provide a copy of the Notification Form attached hereto as Exhibit "A" to the Board. All work must be performed by licensed and insured contractors. Said contractor shall also provide detailed plans and specifications prior to commencing the installation.

- 10. The resident is responsible for the immediate removal of the antenna if it must be removed in order for the Association to repair, paint or maintain the area where it is installed.
- 11. If any of the provisions are found to be invalid, the remainder of these Rules shall remain in full force and effect.
- 12. The Board may amend this Resolution from time to time as it deems necessary.

In all other respects, the Rules and Regulations of the Water's Edge Condominium are hereby ratified and affirmed.

IN WITNESS WHEREOF, the Board of Directors have set their respective hands and seals this 17th day of August 1998.

BOARD OF DIRECTORS
WATER'S EDGE CONDOMINIUM,

Patricia A. Komer

William Spanswick

Patricia A. Komer, as Director and
not individually

William Spanswick, as Director and
not individually

Oline P. Gremmo

Diane Grzelak

Oline P. Gremmo, as Director and
not individually

Diane Grzelak, as Director and
not individually

COMMONWEALTH OF MASSACHUSETTS

Hamden, ss

August 17, 1998

Then personally appeared the above named, Patricia A. Komer, William Spanswick, Oline P. Gremmo, and Diane Grzelak, as they are the duly authorized Board of Directors of the Water's Edge Condominium, and acknowledged the foregoing instrument to be their free act and deed, before me,

Eileen B. Manley
 Notary Public
 My Commission Expires: November 9, 2001

EILEEN B. MANLEY
Notary Public
My Commission Expires July 16, 2004