

# Sun City Summerlin Development Standards

## 4. Satellite Dishes/Antennas

FCC rules for Over-the-Air-Reception Devices (OTARD) protect the rights of property Owners to install, maintain or use an antenna to receive video programming from direct broadcast satellites, broadband radio services and television broadcast stations on areas within the Owner's or tenant's exclusive use. OTARD rules also apply to customer antennas that receive and transmit fixed wireless signals. The following antennas or dishes are covered by these rules:

- A dish antenna one meter or less in diameter that is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- An antenna that is one meter or less in diameter and is designed to receive video programming services via broadband radio service (wireless cable), or to receive or transmit fixed wireless signals other than via satellite.
- An antenna that is designed to receive local television broadcast signals.

The FCC ruling does not apply to Sub-Associations' common property. The individual Sub-Association is responsible for the structure and property on which it is situated. Therefore, Owners in Sub-Associations must obtain written permission from their Sub-Association prior to submitting the application to the ARC.

- a. The mounting of satellite dishes and antennas on Association common walls or party walls is not permitted.
- b. Any transmission cable from the dish or antenna to the house, if installed in the yard, must be buried underground, and comply with existing governmental regulations regarding underground transmission line installation. All exposed transmission cables on the exterior of the Dwelling, which connect to the dish or antenna, must be painted to match the color of the surface on which it is mounted.
- .... c. Amateur Radio Antennas, AM/FM antennas and/or ground mounted transmitting and receiving antennas are not permitted on any Residence or residential Lot, except as approved.
- d. Amateur Radio Antennas may be installed as follows:
  1. HF Antennas are only permitted if they are either:
    - a. Installed as a flagpole style: The maximum height for backyard installation is 26' and the maximum height for front yard installation is 20'. If a flagpole style is used, refer to Section D (Flags) for further requirements, *or*
    - b. Installed as a standard vertical antenna: Allowed in the backyard on a case-by-case basis. The maximum height for this is 26' and the location should be camouflaged, if possible, by trees.
  2. VHF/UHF Antennas are only permitted if they are either:
    - a. Mounted to the side or rear of the roof (or chimney) with a maximum antenna length of 6', *or*
    - b. Mounted on a pole in the backyard with a maximum antenna length of 6'.