

Queen's Landing

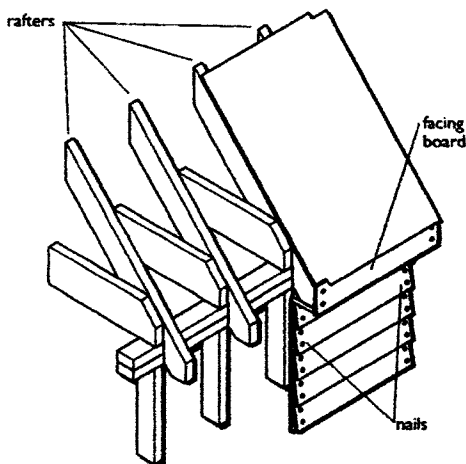
Protocol for the Installation of Satellite Antenna Dishes

1. General – Most satellite dishes will be installed by a qualified technician from your satellite TV supplier. However, these instructions **MUST be given to the technician** to inform him or her as to the specific requirements which must be met to protect your and our assets here in Queens Landing – our buildings and homes. Failure of the installer to take these precautions could result in damage to the roof and building for which you, **the homeowner, would be held responsible**. In accordance with Queen's Landing Rules & Regulations 2.1 Interior/Exterior Changes, an ACR is approved with the condition that the homeowner becomes responsible for any changes to an existing structure.

2. Specific – Since most satellite dishes will be installed on the roof of a homeowners unit, this instruction sheet is catered to a roof installation. We **DO NOT ALLOW** any dishes to be attached to the Exterior Insulated Finish System (EIFS). If for some reason your installer feels it necessary to attach a dish to something other than a roof structure, please contact the QL Property Manager's Office at 410-643-5192 for further clarification and instruction.

A. First and foremost, the base of the dish itself should be placed on the roof of the building so as to be mounted on and fastened thru the shingles, underlying roofing paper, the underlying sheathing, and attached firmly to a roof rafter. Dependent on the size of the base structure of the antenna mount itself all the "lag" bolts used to secure the mount may not screw into the rafter itself. In that case, at least **TWO** of the lag bolts must be of the length to go thru the shingles, roofing paper, sheathing, and firmly screw into the rafter. Other lag bolts may end up only being fastened thru the roof and into the underlying sheathing which is fine as long as two bolts screw into the rafter itself. This is done to insure in a windy condition the dish itself does not act like a sail, capturing the wind and possibly pull the lag bolts from the sheathing creating holes in the roof, not to mention having the dish become a flying kite attached to the coax cable. See the illustration Figure 1:

Figure 1



Once it has been determined that the conditions outlined above can be met in the placement of the mounting base. The base itself may then be fastened to the roof by drilling holes with a bit the same size as the shaft of lag bolt itself, thru the shingles and roofing paper. The holes **should not** extend into the

sheathing or into the rafters themselves. If a starter hole is necessary for the lag bolt to go thru the sheathing and rafter, the bit used to do this should be of a smaller diameter than the lag bolt shaft itself. The smaller hole will allow the bolt to have a "pilot" hole for alignment and ease of insertion but will allow the threads of the bolt to maintain their integrity and "bite" into the wood for holding strength.

Once the mounting holes have been laid out and successfully drilled, apply sealant to the mounting plate and place it on the shingles themselves, lined up with the previously drilled holes. See Figure 2 for sealant application specifics. The sealant used should be a commercially recognized, water resistant, sealing material that will form a solid seal against water seeping under the baseplate once it's screwed down to the roof. e.g. DAP Waterproof Roof Sealant, 3M, or other. (DAP and 3M are registered trademarks).

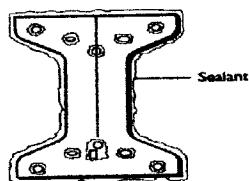


Figure 2

In addition to the sealant applied to the mounting base, a significant amount should also be applied to the threads and shaft of each lag bolt just prior to its insertion into each of the holes to the mounting base. Applying an abundant amount to each bolt will make the sealant squeeze out at the top as the bolt itself is "snugged" down. This in turn will provide an additional measure of water resistance around the top of each bolt and the hole in the base so as not to allow water to enter under the base and perhaps eventually seep into the lag bolt holes.

Once completed per the instructions above, you should have an antenna/dish which has a sturdy mounting and one that is also waterproof. Consequently no problems with a leaking roof because of a poor mounting job. See Figure 3

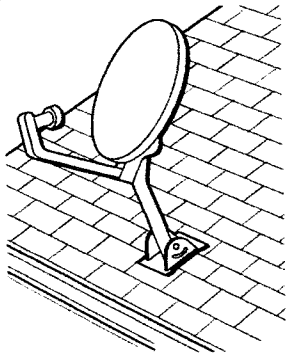


Figure 3

B. Once the dish has been mounted properly, the cable attachment and wiring required to transmit the signal to the TV must be secured. The important thing in attaching and running the cables from the mounted dish to the entry location to the inside of the home is that we request that only approved fasteners be used to secure all cables to the roof and/or building structure. When the installer is considering where to place the satellite dish we realize it must be located in a prime location to receive

the signal from the satellite. However, we also request and instruct the installer to pick a location that best suits the need to obtain the signal while at the same time utilizing existing features of the building itself to which the cable may be attached. Gutter downspouts are good examples of an existing structure where cables may be fastened with plastic "cable ties" for running the cables from the dish, down the side of the structure, to the entry location in the wall. **Avoid fastening the cable to the shingles of the roof or by piercing the EIFS on the exterior of the building.** Installers should utilize the edge of gutters as they exist along the edges of the roof to fasten cables with mounts and metal screws. In addition, the underside of the eaves of roof and corresponding soffit may also be utilized.

There should be very few places on installation where it is necessary to pierce the roof with nails, screws or other cable tacking products. By mounting to the "base pole" of the dish itself, pulling the cable over to the edge of the roof and attaching to the gutter or soffit, the cable should be held taut. There may be few places a cable cannot be adjusted so as to utilize an existing downspout and cable ties for running the cables down the side of the residence. In these cases, run the cables from the base of the dish over to the edge of the roof, pull the cable taut and fasten to the existing gutter or underside of the roof overhang soffit as described above. From that point, if vitally necessary, a minimum number of piercings (no closer than 3 feet apart) may be made in the exterior EIFS utilizing the procedure outlined below in Figure 4.

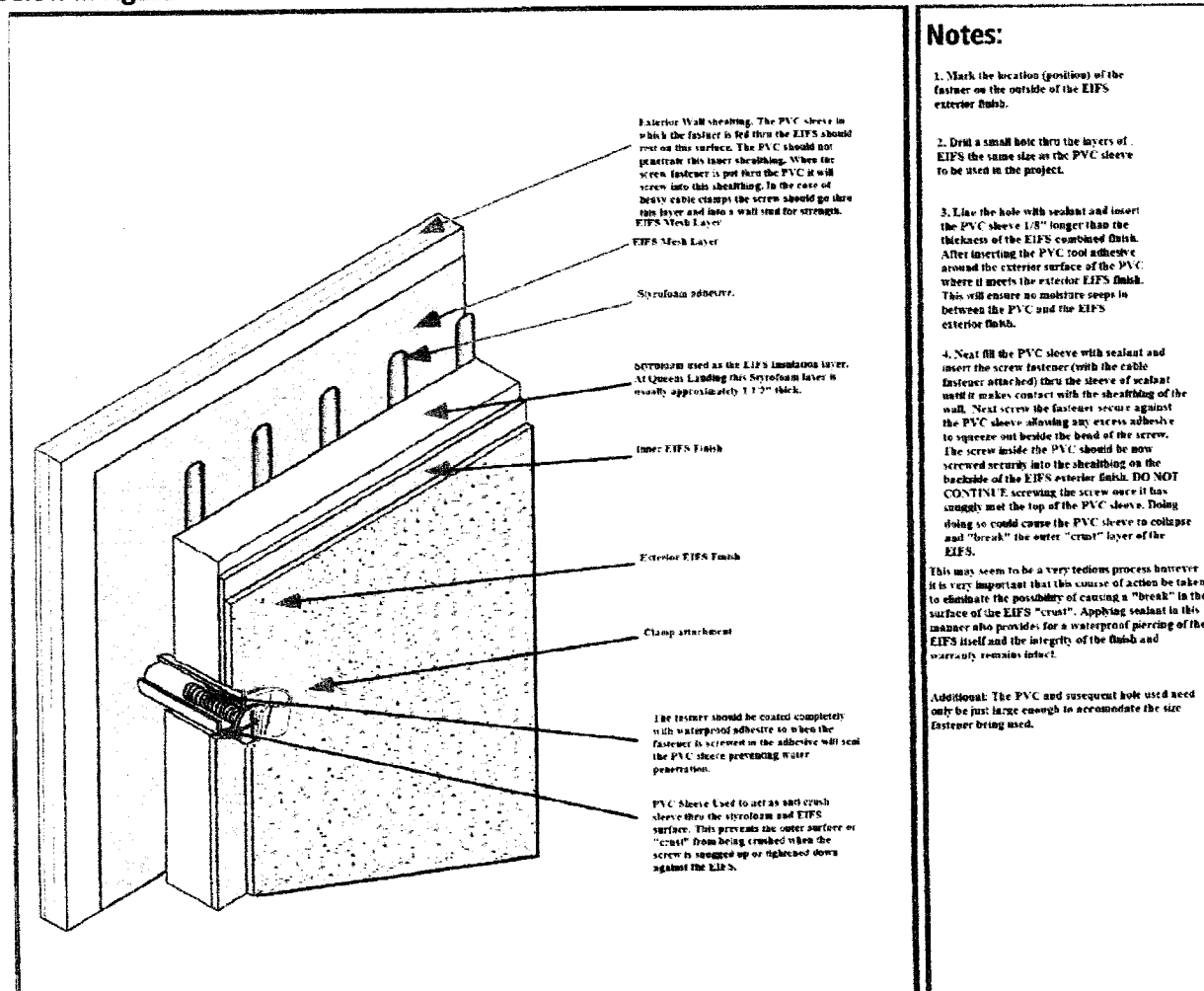


Figure 4