

Vida Del Mar Television Contractor/Installation Policy

(Approved May 20, 2008, Revised October 8, 2010)

This policy is intended to provide VDM management and owners with general guidance in authorizing the installation of outside TV services by external TV vendors to Vida Del Mar owner condos.

AUTHORIZED VENDORS

By policy, Vida Del Mar does not endorse nor specifically recommend any particular external TV installation vendor or system to its owners. Each owner is therefore free to choose any outside service provider as long as that provider meets the equipment and installation requirements established by the Board of Directors as outlined below, as well as the regulations of the condo association and the rules established by VDM management.

It is important to note that VDM is not involved in any capacity in the actual contractual agreement reached by any owner with their chosen TV installer and/or signal provider. Vida Del Mar does however reserve the right to regulate entrance onto Vida property by any outside TV contractor, and as such, requires that all contractors “register” at the VDM Office prior to doing any TV installation or maintenance work within Vida.

INSTALLATION OF SATELLITE DISHES

1. The number of TV satellite dishes allowed at any building site at VDM is restricted by Board policy and common grounds regulations. The approval of the installation and the specific location for each of these dishes will be made by the General Manager with approval by the Board. The number and location of such satellite dish sites for each building will be by specific TV signal supplier (that is, a DISH TV satellite dish for all DISH TV customers, a STAR dish for STAR customers, a SKY dish for SKY customers, etc.)
2. As a direct result of this restriction in the number and location of satellite dishes throughout VDM, every authorized installer must therefore agree in advance that each dish supplying a specific signal (Dish, Sky, etc.) must be used to provide service to multiple users within any building. Given this requirement for multiple customer hook-ups to any one dish, the TV installer(s) must NEVER disconnect any other pre-existing customer hook-ups from a dish during an installation process.
3. Under no circumstances should an outside TV installer move or otherwise alter the alignment of one of these specific TV signal dishes so as to create a reception problem (i.e. loss or degradation of signal) for other users already hooked up to the specific dish.
4. Since the number of dishes allowed on Vida grounds is restricted and must be used by potentially several different owners at the same time, an owner may NOT therefore technically “own” a dish for their own exclusive use.
5. Dishes may only be located at specific sites on Vida’s grounds which have been approved by VDM management. Determination of the specific locations for all dishes will be done with input from gardening personnel so the dishes do not interfere with watering of VDM landscaping and watering does not interfere with dish signal reception.
6. Only dishes of a specific size approved by VDM administration can be installed on VDM grounds.
7. It is important to note that Vida does not in any way own or control these satellite dishes, and that it is merely approving the use of each authorized dish site on its Common Grounds as a service extended to its owners.

8. Television satellite dishes shall be located as unobtrusively as possible, either on the ground close to the buildings or off the ground on the sides of buildings below the levels of the lowest decks.
9. All cabling will be neatly bundled and, where possible, enclosed in conduit or buried discretely in the ground. Cables installed on the sides of buildings leading to the upper condominiums shall be enclosed in conduit and painted white.

INSTALLATION REQUIREMENTS & GUIDELINES

1. Installation of dishes and cable is only permitted during normal VDM business hours: Monday through Friday from 8 AM to 4 PM and Saturday from 8 AM to 1 PM. No installation will be on Sunday or holidays.
2. All cabling between the dish itself and the building **MUST** be buried underground by the installer at the time of each dish installation and each new owner hook-up.
3. All cabling from the building to the individual condos **MUST** be attached neatly to the building in accordance with approved VDM guidelines (color to match paint, secured by clamps, etc.) by the installer at the time of each owner hook-up.
4. Consequently, no cabling is to ever be left exposed on the ground, in bushes, in trees, etc.
5. In those instances where an installer does **NOT** comply with these requirements, management will contact them and request that they **IMMEDIATELY** return to Vida to bury and otherwise secure the cabling in accordance with policy.
6. Those installers, who do not adhere to these cabling installation requirements, either on a consistent basis or within a reasonable time, can be selectively restricted from entrance to the property at the discretion of the GM, or therefore may not be permitted to provide any new TV service to any condo at VDM until necessary corrective actions have been taken.
7. The GM will provide, and the office will post on the Office bulletin board, a list of outside TV installers who are not permitted on VDM property due to their inability to follow established VDM policy regulations.
8. The GM is authorized to remove the name of a supplier from the listing at his discretion, based upon his determination of the assurances and/or corrective actions taken by the supplier.

OWNER RESPONSIBILITIES

1. Before signing up with any television provider, an owner should always check with the office to see if the potential provider is authorized for entry onto Vida grounds or has been restricted from entry.
2. Before signing up with any television provider, the owner should confirm that the provider **IS NOT** representing the sale of a satellite dish for that owner's exclusive use as part of the connection charges. All dishes on VDM property need to be able to serve multiple users. The TV supplier may of course charge for the initial installation (hook-up) to the dish itself.
3. If there is a problem with the provider's service (e.g. loss of signal, poor signal, decoder box problems, etc.) it is important to note that this is **NOT** the responsibility of VDM nor its management or office staff. Each owner/service provider relationship is of a contractual nature between those two parties only.
4. If an owner changes providers, the owner should require either the new or old provider to remove any cables to that condo not needed by the new provider.