

Satellite TV Dish Antenna

Installation Guidelines

1. Cannot be installed on common area without prior Board approval. Cannot be installed in front of or on sides of units. Must be located behind units.
2. No drill holes in any portion of building structure. FCC Federal rules consider holes drilled or punched into the unit structure as destruction of property.
3. No antenna or support post may be attached to the condo building.
4. 6" X 6" treated support post to stand free or attached to one's own screen porch.
5. Not to be closer than 12" from the roof drip edge of building.
6. Post base to be at least 18" into the ground.
7. Post with antenna mounted not to exceed a height any higher than necessary to obtain a clear signal normally not more than 18" above the porch roof. In no case may it be higher than the main roofline.
8. Antenna cable to run along the porch to follow the wood drip edge area – not on the outside of the building. The cable may then be put through the screen vent into the attic. This prevents holes from being drilled into the building.

The buildings facing west and south need not have a post any taller than about 6 feet, as the satellite which produces the signal is in the southwest sky.

Can a Satellite Dish be Installed on a Condominium Building? (from the Florida Condo & HOA Blog)

By Joseph Adams on August 11th, 2015

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Question: I am currently renting a condominium unit that is on the second floor of a four-story building and want to get satellite television. The satellite television provider came out and said that because of the direction of the building, the only way I can get signal is to install the reception dish on the roof of the building and run a wire to my unit. My landlord, who owns the unit, says it is fine with him, but the condominium association has denied my request. I thought that the law said I could put the dish where I needed to get a signal. Can the association prevent me from installing the dish on the roof? A.F. (via e-mail)

Answer: Yes. The Federal Communications Commission ("FCC") has adopted a rule which regulates the use of "[Over The Air Reception Devices](#)", commonly called the "OTARD Rule." The rule states that a condominium association must allow a resident to install a satellite reception dish of one meter or less in diameter within the portion of the condominium property the resident owns or has exclusive use of.

As such, a satellite dish can be in the unit itself or another area that the resident has exclusive use of, often a limited common element lanai serving the unit. However, you would not have the right to install the dish on the roof of the condominium building, an exterior wall of the building, or in other common outdoor locations.