

To all Owners, occupants, tenants of Pacific Island View PUD.

Enclosed is a change to the Rules and Regulations:

**Present Rule now in effect:**

A.1 No external items, such as but not limited to , television and radio antenna, flag poles, clotheslines or decorative sun screens (such as bamboo) are permitted. (CC&R's, page 19, Art. IX, Sec. 12).

**Preamble to Proposed Change**

These rules are adopted by the Board of Directors of the Pacific Island View HOA, on the day of 22<sup>nd</sup> of July, 1997, effective August 1, 1997.

Whereas , the Pacific Island View HOA ("the association") is responsible for the governance and maintenance of the Pacific Island View HOA subdivision ("the Community"); and

Whereas, the Association exists pursuant to applicable state law and governing documents, and

Whereas, the Association is authorized to adopt and enforce reasonable rules and regulations in the best interests of the Community, pursuant to sections of state law and the governing documents permitting the Association to adopt and enforce rules; and

Whereas, the Federal Communications Commission ("the FCC") adopted a rule effective October 14, 1996, preempting certain restrictions in the governing documents concerning the installation , maintenance, and use of direct broadcast, and multipoint distribution service antennas ("antennas"); and

Whereas, the Association desires and intends to adopt reasonable restrictions governing installation, maintenance, and use of antennas in the best interests of the Community and consistent with the FCC rule.

Now Therefore, the Association adopts the following restrictions and regulations for the Community, hereinafter referred to as the "Rules," which shall be binding upon all owners and their guarantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted rules on the same subject matter.

Section "A.1" of the Rules and Regulations of the Pacific Island View HOA will be deleted and replaced with the following:

Section A.1.2 No external items, such as but not limited to flag poles, clotheslines or decorative sun screens (such as bamboo) are permitted. No Owner, Tenant or occupant will be permitted to construct and/or use and operate his own external radio and/or television antenna, including without limitations, satellite dishes, provided however, that an antenna or satellite dish that has a diameter or diagonal measurement of thirty-six inches (36") or less and is not visible from any street or Association property, may be permitted subject to and only after an application to and approval by the Architectural Committee.

Antennas must be installed on individually-owned property and serve only that property.

Owners are responsible for all costs associated with the antenna, including but not limited to costs to:

1. Place (or replace), repair, maintain an move or remove antennas.
2. Repair damages to the common property, roofs, other lots, and any property damage by antenna installation, maintenance, or use.
3. Pay medical expenses incurred by persons injured by antenna maintenance or use.
4. Reimburse residents or the Association for damages caused by antenna installation, maintenance, or use.

All installations must comply with all applicable codes.

If antennas are installed on property for which the Association has maintenance responsibility, owners retain responsibility for antenna maintenance. Owners must not install antennas in a manner that will result in increased maintenance costs for the Association.

If maintenance requires antenna removal, the Association shall provide owners with 10 days written notice. Owners shall be responsible for removing antennas before maintenance begins. If antennas are not removed, then the Association may do so, at the owners' expense.

If any of the above provisions is ruled invalid, the remainder of these rules shall remain in full force and effect.

**Board of Directors – Pacific Island View Homeowners Association  
August 1, 1997**