

**THE WOODS ON PARK LANE**

**ANTENNA RULES**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

These Antenna Rules are established by the Woods on Park Lane Homeowners Association a Texas non-profit corporation (the "Association") for The Woods on Park Lane, a condominium, effective as of the date these Antenna Rules are recorded in the Real Property Records of Dallas County, Texas. These Antenna Rules are promulgated pursuant to the rule-making and rule-enforcement authority granted to the Board of Directors of the Association (the "Board").

These Antenna Rules are in addition to the provisions of the Declaration and Master Deed The Woods on Park Lane, A Condominium, recorded under Vol. 82073, Page 1140 in the Condominium Records of Dallas County, Texas, and all amendments and supplements thereto, (the "Declaration"), the Articles of Incorporation of The Woods on Park Lane Homeowners Association recorded under Dallas County Clerk's File No 969441 (the "Articles"), and the Bylaws of The Woods on Park Lane Homeowners Association (the "Bylaws"). In the event of a conflict among statutes and/or documents, the order of governing authority shall be as follows: Texas Uniform Condominium Act (highest), the Declaration, the Articles, the Bylaws, then these Antenna Rules (lowest). The Board has been vested with the authority to promulgate, interpret, enforce, amend, and repeal these Antenna Rules.

These Rules replace in their entirety any and all rules and regulations previously adopted by the Board that relate to Antennas (as same are defined herein).

Reference is hereby made to the Declaration, the Articles and Bylaws for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declaration, the Articles and the Bylaws, unless otherwise specified in these Antenna Rules.

**ANTENNA RULES**

1. No alteration to or modification of a central radio or television antenna system or cable television system shall be permitted.
2. No Citizens Band transmitter or other transmission device shall be permitted on the Project without the prior written approval of the Board.
3. No exterior antennas, aerials, satellite dishes, or other apparatus (herein referred to collectively as "Antennas") for the reception of television, radio, satellite or other signals of any kind shall be installed upon any portion of the General Common Elements and/or the Limited Common Elements. Location and installation of Antennas must comply with these Antenna Rules promulgated by the Board.

4. For purposes of these Antenna Rules, "installation" shall mean and refer to the use of any device, tool, nail, bolt, clamp, screw or any other means employed to attach an Antenna to the General Common Element and/or the Limited Common Element that will penetrate the surface of the General Common Element and/or the Limited Common Element.
5. Any installation of an Antenna on the General Common Element and/or the Limited Common Element shall be deemed as damage to the Common Elements as provided in Section 7.11 of the Declaration.
6. No lines for Antennas or other machines or equipment may be installed on the exterior of a Building, the General Common Element and/or the Limited Common Element, nor shall such lines protrude through the walls or the roof of a Building, the General Common Element and/or the Limited Common Element.
7. No satellite dish Antennas shall be permitted which are larger than one (1) meter in diameter.
8. No broadcast antenna mast may exceed the height of the center ridge of the roofline of a Building.
9. No exterior antennas, aerials, satellite dishes, or other apparatus which transmit television, radio, satellite or other signals of any kind shall be permitted, installed, placed, allowed, or maintained upon any portion of the General Common Element and/or the Limited Common Element.
10. The Board, by promulgating these Antenna Rules, is not attempting to violate the Telecommunications Act of 1996 ("the 1996 Act"), as same may be amended from time to time. These Antenna Rules shall be interpreted to be as restrictive as possible while not violating the 1996 Act.

These Antenna rules are approved on the 18<sup>th</sup> day of JANUARY 2010, by the Board of Directors of the Woods on Park Lane Homeowners Association.

**CERTIFICATE OF SECRETARY**

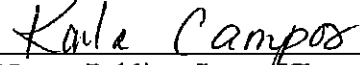
I hereby certify as Secretary of The Woods on Park Lane Homeowners Association that the foregoing Antenna Rules of the The Woods on Park Lane Homeowners Association were approved by the unanimous written consent of the Board of Directors.

  
Print Name: PATRICIA PALMER

STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 20<sup>th</sup> day of January, 2010, by Patricia Palmer, the Secretary of the The Woods on Park Lane Homeowners Association and for the purposes and capacity therein stated.



  
Notary Public – State of Texas

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
01/25/2010 11:12:27 AM  
\$24.00  
201000018362





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Roberts Markel P.C.  
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Houston, TX 77056