



BOARD OF DIRECTORS' REPORT

CLARIFICATION OF SATELLITE DISH RULES

While our HOA does not require an owner to seek ACC approval to install a dish, be aware that our Homeowners Association has a guideline that requires owners of satellite dishes to install them to "limit the view from the street as much as possible" It also has a landscaping buffering rule.

FCC Rules prohibits homeowner association restrictions that impair a person's ability to install, maintain, or use an antenna covered by the Rule on property within the exclusive use or control of the satellite dish user. . A restriction impairs if it (1) unreasonably delays or prevents use of (2) unreasonably increases the cost of, or (3) precludes a person from receiving or transmitting an "acceptable" quality signal from an antenna covered under the rule.

The FCC allows an Association to make reasonable rules and regulations regarding the placement and location of satellite dishes, provided that such placement and location does not impair an owner's ability to obtain a signal from a satellite dish. Thus our HOA can require that the dish be placed in a location that restricts its view from the street since the above restrictions of the Rule would not apply.

Furthermore, those residents who have a zero lot line often seek to install their dishes on the zero lot line wall of their home since it faces a southerly direction. While many such owners would assume that the zero lot line wall of their home is under their exclusive control, the FCC has ruled that satellite dishes installed on a zero lot line wall are NOT covered by FCC Rules because they are either partly or entirely straddling a common area to which such owners have access by easement.

Thus, the owner of the zero lot line wall cannot place a satellite dish within the zero

lot line because he has no right to use the easement other than for his roof overhang and for access to repair his unit. In addition, he does not have exclusive control over the easement area he shares with his next door neighbor. The neighbor next door can demand that the owner of a dish remove it from the zero lot line wall.

How does this apply at Carleton Oaks? Some owners have said that their neighbors have given permission to install a dish on the zero lot line wall. However, if the adjacent neighbor ever wishes to sell his home, it will show an "encroachment" on the property because of the dish installation, and could affect the sale of the property. Neighbors should be cautious about giving permission to dish owners since it could affect the sale of their own property in the future. Would you buy someone's house if it showed an "encroachment?"



Why are most of these dishes being located where they are? In most cases the dish installers want to locate their equipment as close to the garage cable connection as possible. It makes their installation job quicker and easier. This relatively close location is not appropriate. It violates the restrictions of placing the dish in a location that does not limit the view from the street as much as possible. The cable line should be run a little further, as through the garage attic area to the rear, to a non-zero lot line wall. The small additional length of cable does not degrade the signal quality.

REMINDER TO SUBMIT ARCHITECTURAL APPLICATIONS

An application is required whenever a homeowner seeks to change any landscaping, add additional landscaping, building any structure or make any exterior changes to the existing unit unless noted in another section of our ACC guidelines. If you haven't done so be sure you submit your application (3) copies

Unleashed Cats Roaming Community

Members of the board have received complaints from homeowners regarding cats roaming the community during all hours of the day and night. Our covenants clearly restrict any and all pets to being under leash when they are outside the owner's home. Article XII of the Covenants states:



"Pets shall not be permitted in any of the Common Areas unless under leash. ...Each Owner by acquiring a Unit agrees to indemnify the Association, and hold it harmless against any loss or liability resulting from his or her, his or her family member's, or his or her lessee's ownership of a pet.

If a dog or any other animal becomes obnoxious to other Unit Owners by barking or otherwise, the Owner shall remedy the problem, or upon written notice from the Association, he or she will be required to dispose of the pet."

Several cats without identifying collars have been permitted to roam freely throughout the community. They have been observed using the play ground area as a litter box. Thus they have become a nuisance and obnoxious to the community. We ask that the owners of these animals keep them in their home or under leash when outside. If their ownership can not be verified, Palm Beach County's animal control officer shall be contacted

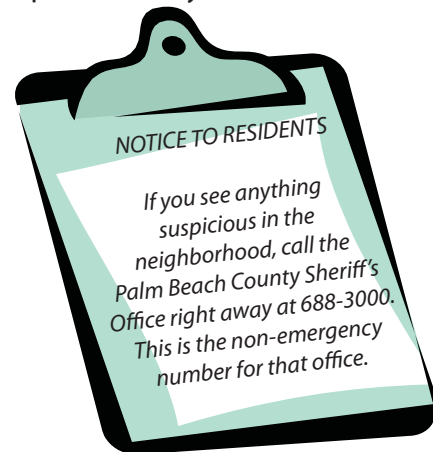
www.CARLETONOAKS.org

Remember most information and forms (i.e. Architectural Change Form, Application for Purchase, etc.) can be found online at the Carleton Oaks' Web site at www.carletonoaks.org.

to remove and impound the animal as a nuisance to the health of the community. No one wants this. We ask for the owners' cooperation. Please keep your cats within your home if you choose not to leash them outside.

Preserve Land East of Carleton Oaks

You may have seen a Public Notice Sign on Northlake Blvd. 500 yards east of our entrance giving notice for land rezoning. After talking with Palm Beach Gardens it was explained this small parcel across from the Ibis entrance, plus 13 other pieces of land all located in the Loxohatchee Slough were being "cleaned up" with their zoning designations to make them all zoned simply "Preserve". The small parcel opposite the Ibis entrance, for example, was zoned "Light Industrial with a Preserve Easement", but now after July 9, 2008, it will be simply "Preserve" and the "Light Industrial" has been removed. All the land immediately east of Carleton Oaks' east boundary is zoned permanently "Preserve".



UPCOMING MEETINGS

Architectural Control Committee (ACC) August 6 - 6 p.m. Carleton Oaks Clubhouse	Architectural Control Committee (ACC) September 3 - 6 p.m. Carleton Oaks Clubhouse
Board of Directors' Meeting August 14 - 7:00 p.m. Carleton Oaks Clubhouse	Board of Directors' Meeting September 11 - 7:00 p.m. Carleton Oaks Clubhouse

Please contact Rebecca Seelig at 630-7016 or email her at rebecca.seelig@gmail.com if you would like to add a story or tid-bit to the next newsletter. Also contact Rebecca if you would like to list any items you might have for sale i.e. furniture, jewelry, collectables, etc., in the next issue of the Carleton Clarion.