

Mariners Village Condominium Unit Owners' Association, Inc.
P.O. Box 363, Moneta, Virginia 24121
(540) 296-0991

Mariners Village B2x Online Antenna Policy - 11/5/2013

November 5, 2013

Dear Mariners Village Owners and Tenants:

The following communication is regarding internet service in Mariners Village.

Four legal documents governing Mariners Village (Declaration of Condominium, Bylaws, Additional Rules and Regulations, and the Virginia Condominium Act) clearly state that there should be no alterations of the common elements without written approval of the association through its elected leaders. See page 5 of [MV Architectural Review Policies](#) or visit www.marinerscondoassociation.com

As you may know, some unit owners have ignored those legal requirements, and contracted vendors to install internet receivers on the common elements without seeking Association permission. Subsequently, the Board contacted the internet vendor, B2X Online, in order to prevent further installations without Association knowledge or consent. The Board president chose to take a somewhat accommodating stance on already-installed antennas, based on the perceived inadequacy of cellular (mifi card) internet connectivity, and the Board consented to two additional installations where permission was properly sought.

There have been several owner complaints, and valid concerns raised about potential proliferation of individual antennas. Hence, the Board of Directors must make clear its position moving forward, and it is as follows:

- The MVCUOA Declaration, Bylaws, and House Rules, the Virginia Statutes, and the FCC regulations all indicate that the Board of Directors of the Association has the authority (and responsibility) to approve or disapprove attachments and other modifications to the common elements of the condominium.
- The Board of Directors hereby notifies all owners (and tenants) that the Board will not approve any additional antennas on common elements and, when a current subscriber (owner or tenant) discontinues their service, the antenna must be removed from the common elements.
- The Board cannot prevent installation of antennas within areas that are exclusive to individual units, such as limited common elements. However, installation of an antenna is considered a structural alteration/addition and therefore must be approved by the Board in its role as the Architectural Review Committee. The

"Request for Approval of Architectural Change" form must be submitted for review and approval. Click [here](#) for a copy of the form or visit www.marinerscondoassociation.com

- The Board is proceeding in effort to determine a community-wide option for internet service. At such time as it becomes available, current subscribers will be expected to adopt the community provision.

Descriptions of "common elements" and "limited common elements" are found in Sections IV and V of the Declaration of Condominium. For the scope of this issue, common elements refer primarily to the building exteriors, stairways, handrails, and surrounding airspace. Limited common elements refer primarily to the lakeside patio areas for each unit and the spaces therein.

The Board will keep you informed of progress in establishing a better internet service solution for all of Mariners Mariners Village.

Sincerely,

Mariners Village Board of Directors