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April 24, 1996

**Office of the Secretary
Federal Communications Commission
Washington, DC 20554**

RE: CS DOCKET NO. 96-83, FCC 96-151

To Whom It May Concern:

With reference to the FCC's proposed regulation on receiving devices, I would like to voice my concern and opinion.

If the Act is going to allow unit owners to arbitrarily place receiving devices in and around the condominium property, there will obviously be a great loss of aesthetic value and there will be no telling what kind of interference these satellite dishes may cause. Additionally, there is a question of the technology changing so rapidly, that these types of dishes may be antiquated before they become popular. We have seen that happen with many different technological devices.

Therefore, if the Regulation is saying that condominium communities must allow installation of these dishes, and by not allowing them is a violation of their rights, I think it is infringing on the rights of the condominium to promulgate rules and regulations for the purpose of aesthetics, safety and the well-being of maintaining the value of the property.

I believe that the problems this Act would create in different types of communities, high-rise versus townhomes, would reach a level where individuals would be suing the Boards of Directors. It would also be very difficult, after someone purchases an antenna, to force them to take it down and/or send it back to where they bought it.

The problems that I see as a result of this regulation would be of huge magnitude. I also believe that there has got to be a difference in whether a single-family homeowner, who lives on their own plot of land, being regulated the same way a condominium community would be under this regulation regarding the receiving devices.

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We all understand that technology is important and advances in these types of areas are ones that obviously are going to continue to happen, but I think there has to be a lot of thought put into a regulation concerning condominiums, cooperatives and those types of common interest realty ownerships before a general rule is passed, allowing unit owners to apply to place these dishes arbitrarily.

I thank you for looking into our concerns and we look forward to your paying special attention to our industry in terms of these receiving devices. I look forward to hearing from you.

Thank you.

Very truly yours,

C&R REALTY AND MANAGEMENT CO., INC.


Stanley Rothenberg, PCAM, COO
Executive Vice President

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cc: CAI's Public Affairs Dept.