



# SATELLITE DISH INSTALLATION POLICY

DATE \_\_\_\_\_ PROPERTY NAME / NUMBER \_\_\_\_\_

RESIDENT NAME(S) \_\_\_\_\_

UNIT NUMBER \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

1. These rules apply to the installation of direct broadcast satellite antennas of one meter or less in diameter, antennas of one meter or less in diameter or diagonal measurement designed to receive video programming service via multipoint distribution service, or antennas designed to receive television broadcast signals (collectively called "satellite dishes").
2. Tenants are allowed to install individual satellite dishes only to the extent and in locations allowed by local, state or federal law.
3. Satellite dishes may only be installed inside the tenant's unit or on any porch, patio, deck, balcony or other area over which the tenant has exclusive use and control under the terms of their rental agreement. No tenant may install a satellite dish on the exterior, roof or restricted areas of any building, or in the common areas of the building or complex. No satellite dish may extend beyond balcony railings.
4. **TENANTS NEED TO BE AWARE THAT THEIR UNIT MAY NOT BE IN A PROPER LOCATION TO RECEIVE SATELLITE BROADCAST SIGNALS EVEN IF THEY INSTALL A SATELLITE DISH. PRIOR TO INSTALLATION, TENANTS SHOULD CHECK WITH A QUALIFIED AND REPUTABLE COMPANY TO DETERMINE IF THEY ARE ABLE TO RECEIVE ADEQUATE SIGNALS AT THEIR UNIT.**
5. Tenants shall notify the Landlord in writing prior to any installation. Such notice shall include a description of the location for the satellite dish and the installation (attachment) method.
6. No tenant may drill holes in walls, doors or window frames in order to install the satellite dish or run cable from the dish to the television.
7. No installation may be performed in a manner that causes permanent damage to the unit or the building. The satellite dish must be removed at the end of the tenancy and all damage, other than ordinary wear and tear, must be repaired or restored.
8. All installations must be performed in such a manner as not to cause legitimate safety concerns. These would include, but not be limited to, danger of falling, danger of permanent damage to the building or proximity to power lines.
9. **TENANTS ARE RESPONSIBLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY CAUSED BY THEIR SATELLITE DISH. TENANTS MUST PURCHASE AND MAINTAIN LIABILITY INSURANCE FOR THE USE OF A SATELLITE DISH, WHICH INSURANCE MUST NAME LANDLORD AS AN ADDITIONAL INSURED. TENANTS SHALL PROVIDE LANDLORD WITH PROOF OF INSURANCE UPON REQUEST.**
10. All installations must be performed in complete compliance with all applicable statutes, rules and regulations. If permits are required, Tenant will obtain all such permits prior to installation.
11. If Landlord has installed and made available a central satellite dish for use by all tenants, then individual tenants may not install their own satellite dishes.
12. These rules are meant to comply with 47 CFR § 1.4000, as may be amended from time to time. All requirements of such section are hereby incorporated herein. In no event shall the tenants have more rights to install or maintain satellite dishes under this Installation Policy than are allowed under 47 CFR § 1.4000. In the event any portion of this Installation Policy is held to conflict with applicable law, those portions shall be deemed stricken and all other portions of this Installation Policy will remain in full force and effect.
13. No portion of the Installation Policy may be waived by Landlord or changed verbally. Any such waiver or change will be effective only when in writing, signed by Landlord or Landlord's agent.

OWNER/AGENT  \_\_\_\_\_

DATE \_\_\_\_\_

RESIDENT  \_\_\_\_\_

DATE \_\_\_\_\_

RESIDENT  \_\_\_\_\_

DATE \_\_\_\_\_