



**SINGLE FAMILY/CONDO/MULTIPLEX  
SATELLITE DISH  
INSTALLATION POLICY**



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

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

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

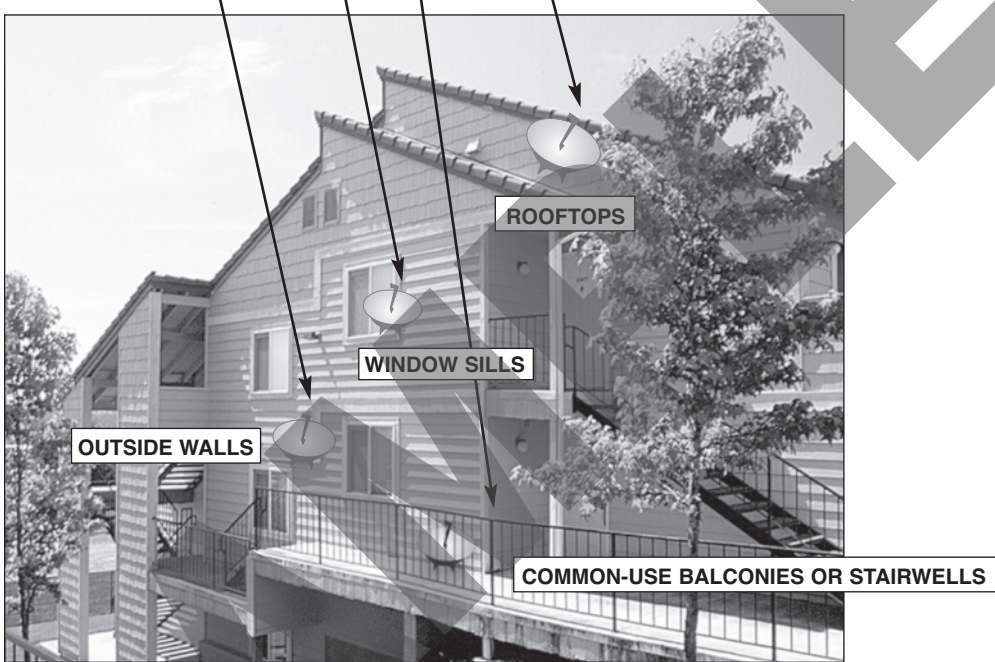
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

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. Resident is allowed to install individual satellite dishes only to the extent and in locations allowed by local, state or federal law.
3. CONDOMINIUMS/MULTIPLEX: If the Unit is a condominium, or in a multiplex with common areas: (a) satellite dishes may only be installed inside Resident's unit or on any porch, patio, deck, balcony or other area over which Resident has exclusive use and control under the terms of his/her Rental Agreement; (b) no resident 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; (c) no satellite dish may extend beyond balcony railings; (d) no resident 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; and (e) Owner/Agent or the Condominium Owners Association may remove any satellite dish installed on the exterior, roof, or restricted areas of any building, or in the common areas, without Resident's consent and Resident will pay all costs.
4. **RESIDENT NEEDS TO BE AWARE THAT HIS/HER UNIT MAY NOT BE IN A PROPER LOCATION TO RECEIVE SATELLITE BROADCAST SIGNALS EVEN IF HE/SHE INSTALLS A SATELLITE DISH. PRIOR TO INSTALLATION, RESIDENT SHOULD CHECK WITH A QUALIFIED AND REPUTABLE COMPANY TO DETERMINE IF HE/SHE IS ABLE TO RECEIVE ADEQUATE SIGNALS AT HIS/HER UNIT.**
5. Resident shall notify Owner/Agent 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 installation may be performed in a manner that causes permanent damage to the unit or the building. To avoid permanent damage to the building, even in units that are not condominiums or a multiplex with common areas, satellite dishes should not be installed on the roof. Any exterior installation must be properly flashed and sealed to prevent water intrusion.
7. Unless Owner/Agent agrees otherwise in writing, 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, holes filled and the installation area made weather tight. If Resident fails to properly remove the satellite dish at the end of the tenancy, Owner/Agent is authorized to do so and charge Resident all applicable costs.
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. **RESIDENT IS RESPONSIBLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY CAUSED BY HIS/HER SATELLITE DISH. RESIDENT MUST PURCHASE AND MAINTAIN LIABILITY INSURANCE FOR THE USE OF A SATELLITE DISH, WHICH INSURANCE MUST NAME OWNER/AGENT AS AN ADDITIONAL INSURED. RESIDENT SHALL PROVIDE OWNER/AGENT WITH PROOF OF INSURANCE UPON REQUEST.**
10. All installations must be performed in complete compliance with all applicable statutes, rules and regulations, including any homeowner/condominium association rules and regulations that may apply. If permits are required, Resident will obtain all such permits and any homeowner/condominium association consents prior to installation. Any fees charged by a homeowner/condominium association for its consent will be paid by Resident.
11. If the HOA of a condominium complex, or the Owner/Agent of a multiplex, has installed and made available a central satellite dish for use by all owners/residents, then individual residents may not install their own satellite dish.
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 Resident 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 this Installation Policy may be waived by Owner/Agent or changed verbally. Any such waiver or change will be effective only when in writing, signed by Owner/Agent.

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# FOR A CONDOMINIUM/MULTIPLEX WITH COMMON AREAS

## OWNER/AGENT MAY PROHIBIT PLACEMENT ON:



## OWNER/AGENT MAY NOT UNREASONABLY PROHIBIT PLACEMENT ON:

BALCONIES, PATIOS,  
OR GARDENS TOTALLY  
WITHIN THE EXCLUSIVE  
USE OF THE RESIDENT



### **NOTE:**

NO HOLES MAY BE DRILLED IN OUTSIDE WALLS, ROOF, OR WINDOWS.

NO HOLES MAY BE DRILLED IN A BALCONY RAILING.

NO PART OF THE DISH OR ANTENNA MAY EXTEND BEYOND THE BALCONY RAILING LINE.