



Pheasant Run Crossing Satellite Dish Installation Policy

A diagram or sketch of the installation method must accompany this form

Date: _____ Address: _____

Resident Name: _____ Owner/Renter: _____

City: _____ State: _____ Zip: _____

1. These rules apply to the installation of direct broadcast satellite antennas of one meter or less in diameter designed to receive video programming service via multipoint distribution service.
2. Tenants, whether owner or renter, are allowed to install individual satellite dishes only to the extent designated by local, state or federal law and locations designated by the Homeowners Association within the prescribed methods also designated by the Homeowners Association.
3. **Satellite dishes may only be installed inside the tenants private area over which the tenant has exclusive control. This must be accomplished by eave or pole mounting within the discretion of the Property Management firm. No roof installation is allowed. No attachment to any structure within the community is allowed. No drilling into structures to run cable is allowed. All cable installation must be non-intrusive.**
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 insured, qualified and reputable company to determine if they are able to receive adequate signals at their unit.*
5. Tenants shall notify the Homeowners Association Management Company and the owner if they are renting prior to any installation. Said notification shall be in writing. Such notice shall include a description of the location, the contractor's pertinent information and the method of installation.
6. No installation may be performed in a manner that causes permanent damage to the unit or building in any way. The dish must be removed at the end of occupancy by the tenant and the installation area returned to pre-installation condition.
7. 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, trip hazards or damage to the building or proximity to any utility lines.
8. **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 the Homeowners Association as an additional insured. Tenants shall provide the Homeowners Association with proof of insurance prior to installation.**
9. All installations must be performed in complete compliance with all applicable statutes, rules and regulations. If permits are required it is the responsibility of the tenant to secure such.
10. **Failure to obtain proper authorization for the installation will result in a \$200 fine, removal of the dish at occupant's expense and the expense of repair costs to return the unit to original condition.**
11. No portion of the installation Policy may be waived by the Homeowners Association or changed verbally and any such change will only be effective when in writing, signed by the Homeowners Association Management Firm.

Signed: _____ Date: _____

Accepted by: _____