

SATELLITE DISHES AND/OR ANTENNAS POLICY

Resident of rental property may have the right to install a satellite dish (1 meter or less--pizza style) or antenna on the rented premises in certain circumstances pursuant to FCC Order 98-273 (the "Order") and the resident signs form RA-30 (Addendum to Rental Agreement for Satellite Dishes and/or Antennas).

The resident will obtain prior written approval of Owner before installing any dish or antenna on the premises. Owner may refuse to give approval if Owner believes, in its sole discretion, that the placement or installation of the dish or antenna will damage the premises in excess of normal wear and tear, will be a safety hazard, or will cause security problems.

Resident may install an individual dish of one meter or less in diameter or a traditional stick-type antenna. Resident may install the dish or antenna only inside the apartment or in the following exterior areas: balconies, patios, or gardens totally within the exclusive use of the resident. Resident may not install the dish or antennas on the roof, outside walls, windowsills, fences, the common areas of the apartment, or any area shared with residents of other apartments.

Resident shall be responsible for all damage to the apartment due to the installation of such devices, which exceeds normal wear and tear. Such damage shall be dealt with as usual under the provisions of this Rental Agreement regarding damages. Resident shall not be allowed to drill holes in walls or make any modifications to the premises in order to install such devices. No holes may be drilled in outside walls, roof, windows, or balcony railing. No part of the dish or antenna can extend beyond the balcony railing line.

Resident shall be solely responsible for all damages to persons or property due to the device. Resident hereby agrees to indemnify Owner and hold the Owner harmless for any and all such injuries. **Resident shall obtain liability insurance covering all damages caused by the device and shall show proof of such insurance to Owner before installation will be permitted.** Resident shall maintain such insurance and keep it in full force and effect for so long as the device remains on the premises. Owners shall have the right to required Resident to produce proof of such insurance at any time.

Resident agrees to remove the device in the event that Owner determines, in its sole discretion, that the device is causing damage to the premises in excess of normal wear and tear, is causing a safety hazard, or is creating security problems. Resident shall completely remove the dish or antenna and all cable, brackets, clamps, and other such items upon termination of the Rental Agreement.

In the event that FCC Order 98-273 is repealed or modified, either by Congress, the FCC, or court order, Resident's right to install the satellite dish or antenna under this provision shall be terminated and Resident shall be required to remove the device immediately.

The remaining provisions of this Rental Agreement and the house rules with regard to damages, physical modification of the premises, installation of any device not covered by this provision, and items allowed on balconies, porches, or patios shall remain in full force and effect except as specifically modified by this provision.

The property supervisor must be contracted to assist the manager to determine if satellite dishes or antennas can be used and their placement at each property.

OWNERS MAY PROHIBIT PLACEMENT ON:

- ROOFTOPS
- WINDOW SILLS
- COMMON-USE BALCONIES OR STAIRWELLS
- OUTSIDE WALLS

OWNERS 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 CAN EXTEND BEYOND THE BALCONY RAILING LINE.