

6/14/18

What is your policy on residents and TV Satellite dishes?

They can have satellite dish on their own. They may not attach the dish to the building or covered car port. The dish must be on a pole in the back yard area.

\$100 Deposit before it can be installed (separate than security deposit), must not be attached to building/fences can be installed on a pole, cable must be buried and no drilling through brick, can be can through cable box at back of building. Deposit is returned if dish, pole and cable are removed when resident moves out as long as there in no other balance owed.

no equipment put on roofs or buildings. Dish must be put in ground 3 feet from building to allow for mowing.

They may not be attached to the building and must be mounted to a separate pole. They can not install anything on the building. Dish has to be set up on a pole next to unit.

They have to sign agreement and it can not be placed on the roof.

We have a Satellite Dish Policy which requires a \$75 refundable deposit that pays for the removal of the satellite dish when the tenant moves out. If the tenant removes the satellite dish, then the deposit is refunded. We also provide instructions for the Provider to place the dish on a pole in the yard and bury the lines. No satellite dishes are allowed to be placed on the roof or walls of the building.

They can have dishes but not mounted on the roofs

Dishes cannot be mounted to the roof or any part of the building. They can be mounted on a pole or skid, and any cables must be buried so they are not a trip hazard. They have to use existing cables, or use the flat ones that can go through a closed window. No new holes are to be drilled in the building. We have landlord permission slips that state this.

Tenant must inform Office of intentions and providers must sign in at office before installation.

Dish on eave's but not on roof. No posts allowed for dishes. (Mowing, weeding) Must have approval from office prior to installation.

Yes -they may have; but must provide proof of annual renters insurance that covers dish/damages/liability; must sign Satellite Lease Addendum form; must have prior written approval; install by qualified provider only on the concrete back porch/back patio/back rock bed areas.

They must request approval to install satellites.

We don't have a policy in place but due to the damages done by the holes they put on our roofs they are fixing to go on poles.

Tenants must request approval and then provide to HA liability insurance and maintenance must approve location of satellite and it cannot be on the building

We allow them to be installed per our guidelines only. No attachments to roofing.

Can't be mounted on the roof trim has to be on the ground.

Satellite, Cable and internet can be installed with 7 days prior notice to the office. Dishes are not allowed to be attached to the buildings. However we just had all the antenna towers hooked up back to the apartments and new updated coax ran. Our residents are getting anywhere from 40 to 68 channels for Free

Satellite Dishes have to be on back eaves of the units. At this time we do not allow anything to be put on the roofs.

Satellites allowed only if not installed on roofs. Must be on supporting rod on ground.

dishes can not be attached to buildings, must be on post in the yard

Must get written permission from the office. nothing attached to the building or placed in front of the unit.

We allow them to have TV service that requires a satellite dish, but the placement and size of the dish has to be approved by staff. The tenant is required to call the office when the service tech arrives and we send maintenance over to tell what is allowed.

Our policy on dishes is they must be mounted on a pole, not on our building.

We don't restrict except on installation. Installation must be done on a day that office is open and maintenance man must be there to oversee installation.

Can not be placed on Building. Must be put on Tripot

We do not allow them on the roof but in the yard on a temporary basis (no concrete).

Satellite dishes allowed with restrictions on placement. None on roofs. None on poles. May be mounted on the fascia only.

The resident has to sign a general form with our office explaining our requirements for satellite dishes. Satellite dishes cannot be mounted to the buildings. Must be mounted on a pole outside of the home with the line buried. Interior wiring has to be ran by a professional and cannot present any trip hazards.

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POLICY ON INSTALLATION OF SATELLITE DISHES ON HOUSING AUTHORITY PROPERTY

1. No satellite dish shall be installed on any housing authority property without prior approval from management.
2. All approved installations will be on poles. At the cost to the tenant or contracting company
3. All installation of satellite dishes on new or existing poles must be approved in advance by housing authority management. No new holes shall be created in housing authority buildings for installation of cable or other wiring. Wiring from satellite dish to apartment will be connected to the existing cable wiring.
4. The Bridgeport Housing Authority is not responsible for any damage to satellite dishes or other related equipment.

CONTRACT ON INSTALLATION OF POLES FOR SATELLITE DISHES

I, _____, who reside in Apt. # _____, fully understand that:

1. the pole for the installation of a satellite dish, will be installed by the contractor at the tenants or contractors expense.
2. when I move from this apartment, the pole will remain on the property and the _____ Housing Authority will not refund the cost to install the pole or the cost of the pole.
3. I cannot install any new wiring or holes in the building.
4. The Bridgeport Housing Authority is not responsible for any damage from any cause to the satellite dish or related equipment.

Signature _____ Date _____
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Must request permission before installation

Dishes are to be mounted on pole outside of unit and cable buried. None attached to buildings.

THEY CANNOT BE ATTACHED TO THE APARTMENT. THE DISH IS PLACED ON A POLE IN THE BACK OF THE APARTMENT. WE DO NOT PROVIDE THIS SERVICE.

must get prior approval

They cannot put them on roof. Installed on a pole, three feet from their building.

All apartments are pre-wired with local cable service – NO outside dishes allowed.

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Satellite:

All satellite installations must be made by a professional satellite service technician. Technicians must mount satellite on a tripod or floor skid, **pole installations are strictly prohibited.** Satellites must be placed at least 8 feet away from the buildings and must not create any obstacles for pedestrians and/or grounds maintenance crews. All cable runs across lawns to structure must be buried no less than six inches to prevent trip hazards and lawn mower damage. Technicians must mount any cable boxes/hardware at rear exterior wall of the unit. Cables must run up the rear wall and into the attic via the soffit, only one hole is allowed to penetrate the exterior walls of the building. Once in the attic cables must be fish dropped inside the walls and connected to a wall mounted cable outlet plate.

Technicians/Installers must not:

- Run cables through windows or door frames.
- Run cables over roof tops.

Any damages to the building or utility systems will be the financial responsibility of the tenant and/or service provider.

THE HOUSING AUTHORITY OF THE COUNTY OF HIDALGO RESERVES THE RIGHT TO REMOVE AND OR ELIMINATE ANY INSTALLATION THAT IS NOT IN COMPLIANCE.

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They can have Direct TV installed by a local installer because we have trained the installers from this company how we want it done instead of the ones that come from Direct TV that drill holes and run wire willy nilly. Or they can have the local cable company there is only one and we have trained them how we want it installed. Only one satellite to a duplex we do not want holes drilled all over the buildings installing multiple dishes.

There is a \$50.00 deposit to have a satellite dish installed to building. However, now most of the time the dish is left, when residents vacate. So IF the dish is still intact, provider can use same one and no other holes have to be made to secure another dish, we don't charge residents the additional fee.

Not on Roofs. Only on poles or eaves.

Residents are not allowed to use a certain vendor due to historical issues with installations resulting in roof damage. All residents must have contractor approved by management and have maintenance accompany/inspect the installation.

We allow them to have satellite dishes but they must be installed on a pole or friction skid. We do not allow them to be attached to the buildings.

The dish must not be larger than three feet 3 inches across at its widest point. Under no circumstances may a resident consider installing giant satellite dishes.

Dishes may be installed only on stand-alone metalpoles and inside flower beds; and not farther than three feet from your unit, and at a location agreed upon by the Housing Authority Director.

Cannot attach to unit.

There is a \$50.00 deposit/damage fee to install a satellite dish. If, when you move, and you take the satellite dish, along with the metal pole, and the hole in the ground is covered sufficiently, your deposit will be refunded. If the satellite dish has not been removed within five (5) days from the date you move from the unit, the satellite dish then remains the property of the housing authority and the \$50.00 satellite dish security deposit will be kept to pay for removal.

Dwelling Lease Part 1 Section IX. Tenant Obligations

(x) To refrain from erecting or hanging radio or television antennas

on or from any part of the dwelling unit and/or building, except

That roof antennas and satellite dishes may be installed on a tripod

in the back yard in accordance with regulation set forth by PHA and

with prior written approval by the PHA.

Satellite Dish / TV / Internet Policy

Satellite dishes are permitted to be properly installed on property belonging to Whitney Housing Authority; however, **the following guidelines must be followed to limit damage to the units and for the safety of the tenants.**

- One satellite dish per apartment.
- Installed only with the prior written permission of the Whitney Housing Authority.
- Size must be less than three feet in diameter on a pole in backyard.
- **Placement may not be any closer than eight (8) foot from any existing structure.**
- All costs for professional installation and equipment, including any damages incurred during installation, shall be borne solely by tenant.
- **Cables must be buried underground at a depth as not to work their way to the surface and installed securely, not hanging from building, and hung with safety, weather, and ascetics in consideration. Inside cables must be run thru attic, down thru closets to exit to inner walls. Cables may NOT be run thru windows nor around the baseboards or ceilings inside the apartment nor taped to the floor.**
- Cables must have rubber-coverings in order to be inside the unit.
Should any repairs be needed to remove any existing systems or if damage occurs while system is in place, the costs will be borne by the tenant.
- If the satellite dish is leased, the tenant is responsible for proper professional and prompt removal from the apartment area upon vacating the unit.
- **WHA will not be responsible for any damage or misalignment of dish unit from landscaping maintenance etc....**
- Temporary placement of any outside equipment is limited to 30 days.
- **Failure to comply with the Satellite Dish Policy shall result in a fee of \$50.00 to actual cost of damages to units or grounds. Improper installation may result in the removal of the satellite dish and or cables at the tenant's expense.**

There will be a \$40.00 charge for all satellite dishes that are removed by W.H.A. for any reason.

ACOP:

K. Preemption of Restrictions on Placement of Direct Broadcast Satellite, Multichannel Multipoint Distribution Service and Television Broadcast Antennas

1. Under the Telecommunications Act of 1996 as amended effective January 1999 and October 25, 2000, the Federal Communications Commission (FCC) adopted the Over The-Air Reception Devices Rule regarding restrictions on viewer's ability to receive video programming signals from direct broadcast satellites (DBS), multi-channel multipoint distribution (wireless cable) providers (MMDS) and television broadcast stations (TVBS).

2. This rule prohibits restrictions that impair the installation, maintenance or use of antennas used to receive video programming.

3. The rule applies to video antennas including direct-to-home satellite dishes that are less than one meter (39.37") in diameter (any size in Alaska), TV antennas and wireless cable antennas.

4. The rule prohibits most restrictions that:

- a) Unreasonably delay or prevent installation, maintenance or use;
- b) Unreasonably increase the cost of installation, maintenance or use; or
- c) Preclude reception of an acceptable quality signal.

5. The rule applies to acceptable size antennas placed on property that is rented (including public housing) on property which is under the tenant's exclusive use or control (i.e., balconies, patios, designated yard areas, etc.). Local governments and landlords may enforce restrictions that do not impair installation, use or maintenance of these antennas as well as restrictions needed for safety or historic preservation.

6. The PHA will not unreasonably restrict the installation of antennas by residents if:

- a) The unit has a tenant use only area such as a balcony, patio or designated yard area for which they are solely responsible (mowing, watering, etc.).
- b) The installation will not block or restrict access or egress to or from the unit or otherwise violate health and safety codes.
- c) The installation does not result in damage to the unit (i.e., holes in walls or ceiling).
- d) The installation of an interior antenna does not damage the unit beyond normal wear and tear.
- e) The resident submits a request in writing asking to install an outside antenna. Inside antennas do not require approval in writing.
- f) The resident agrees to restore any interior and exterior changes to original condition before vacating the unit. Otherwise, charges for repairs will apply. The PHA will not assess any fees designed to unreasonably restrict the tenant's right to install antennas as long as the tenant is in compliance with the limitations of this rule



Dwelling Lease:

I.Tenant Obligations.

Tenant shall be obligated

30. To refrain from erecting or hanging radio or television antennas on or from any part of the dwelling unit, except that roof antennas and satellite dishes may be installed in accordance with requirements by PHA and with prior written approval by the PHA.

MOUNT PLEASANT HOUSING AUTHORITY

SATELLITE DISH POLICY & RULES

1. There is already a cable connection in each apartment. However;
2. If you desire a satellite dish installed at your apartment you must adhere to the following rules and regulations established by the Mt. Pleasant Housing Authority. These rules will be adhered to and will not, under any circumstances, be broken or it will be cause for termination of your lease:
 - a. There is a \$75.00 deposit/damage fee to install a satellite dish. If, when you move, and you take the satellite dish, along with the metal pole, and the hole in the ground is covered sufficiently, your deposit will be refunded. If the satellite dish has not been removed within five (5) days from the date you move from the unit, the satellite dish then remains the property of the housing authority and the \$75.00 satellite dish security deposit will be kept to pay for removal.
 - b. If the satellite dish is disconnected for non payment and you can no longer afford the service, then the satellite dish must be removed by you.
 - c. If you, the resident, has a satellite dish installed without prior approval and location approval by the Housing Authority Director, it will be cause for termination of your lease.
 - d. The dish must not be larger than three feet 3 inches across at its widest point. Under no circumstances may a resident consider installing giant satellite dishes.
 - e. Dishes may be installed only on stand-alone metal poles and inside flower beds; and not farther than three feet from your unit, and at a location agreed upon by the Housing Authority Director.
 - f. Satellite dishes may "not" be installed in ways that damage units or buildings. No holes may be drilled in railings or exterior walls. Mounting satellite dishes in this way harms building weather-proofing and poses a risk to electrical wiring, water pipes, etc. Also, satellite dishes may not be mounted on exterior walls, in common areas, on roofs, trees, stairwells; or at any other location other than the designated metal pole, and as agreed upon by the Housing Authority Director.
 - g. Satellite dishes may not be installed in ways that would enable them to fall on people. Satellite dishes must be mounted on the metal pole securely. No portion of the satellite dish may extend beyond the amount agreed upon by the Housing Authority Director. Also, satellite dishes may not be mounted in windows or on window frames.
 - h. Residents may not install satellite dishes themselves. Residents may have satellite dishes professionally installed with a member of the site maintenance staff present. The maintenance department does "not" install nor maintain satellite dishes or tv antennas.

i. The dish is to be removed when you, the tenant, moves. The satellite dish and metal pole must be removed in its entirety. The hole must be filled in to prevent erosion and danger to other tenants.

I, _____, have read this entire Policy and Rules. I agree and understand everything I have read regarding the installation of satellite dishes.

I will not attempt to install or have a satellite dish installed without the consent and direction of the Housing Authority Director.

Signature Resident

Date

Spouse/other adult

Director, Housing Authority

Date