

# Century Property Management & Investments, Inc.

Property Management Division  
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(818) 841-3359

## SATELLITE DISH ADDENDUM

Under a Federal Communications Commission order, Resident has a limited right to install a satellite dish or receiving antenna on the leased premises. Owner may impose reasonable conditions to installing such equipment.

1. **Number and Size:** You may install only one satellite dish or receiving antenna on the premises. A satellite dish may not exceed one meter in diameter. An antenna may receive but not transmit signals.
2. **Location:** Location of the satellite dish is limited (a) Inside Resident's dwelling, or (b) in an area outside Resident's dwelling such as a balcony, patio, yard, etc., of which Resident has exclusive use under Resident's lease. Installations are not permitted on any parking area, roof, exterior wall, window, windowsill, fence, or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased Resident for Resident's exclusive use.
3. **Safety and non-interference:** The installation:
  - must comply with reasonable safety standards;
  - may not interfere with our cable, telephone, or electrical systems, or those of neighboring properties;
  - may not be connected to our telecommunications systems; and
  - may not be connected to our electrical system except by plugging into a 110-volt duplex receptacle.

If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of two methods:

- securely attaching it to a portable, heavy object such as a small slab of concrete;
- or clamping it to a part of the building's exterior that lies within Resident's leased premises; (such as a balcony or patio railing).

No other methods are allowed.

4. **Signal transmission from exterior dish or antenna to interior of Dwelling:**

Under the FCC order, Resident may not damage or alter the leased premises and may not drill holes through outside walls, door jams, windowsills, etc. If Resident's satellite dish or antenna is located outside Resident's dwelling (on a balcony, patio, etc.), the signals received by it may be transmitted to the interior of Resident's dwelling only by the following methods:

- running a "flat" cable under a door jamb or windowsill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window;
- running a traditional flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable);
- connecting cables "through a window pane" similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window - without drilling a hole through the window;
- wireless transmission of the signal from the satellite dish or antenna to a device inside the dwelling; or
- any other method approved by us.

5. **Workmanship:** In order to assure safety, we must approve the strength and Type of Materials used for installation. A qualified person or company approved by us must do the installation. Our approval will not be unreasonably withheld.
6. **Maintenance:** Resident will have the sole responsibility for maintaining Resident's Satellite dish, antenna and all related equipment.
7. **Removal and damages:** Resident must remove the satellite dish or antenna and other related equipment when Resident moves out of the dwelling.
8. **Liability insurance and indemnity:** Resident must take full responsibility for the satellite dish or antenna and must provide us with evidence of liability insurance to protect us against claims of personal injury and property damage to others, relating to Resident's satellite dish or antenna. Resident agrees to hold us harmless and indemnify us against any of the claims by others.

Date: \_\_\_\_\_

\_\_\_\_\_  
Manager

\_\_\_\_\_  
Resident(s)