



# Satellite Dish Installation on GSHC Property

## A Guide for Tenants

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### Why does the GSHC Have a Satellite Dish Policy?

- The Greater Sudbury Housing Corporation is responsible for the overall management and maintenance of all public housing properties in the City of Greater Sudbury. Part of this responsibility is ensuring that all construction that takes place on our properties is done safely and in conformance with building codes, local bylaws and other regulations.
- It is also important that satellite dishes be installed in such a way as to avoid permanent damage to building surfaces and finishes, not endanger safety, and not detract from the overall appearance of the property.

### What does your Lease say about Satellite Dish Installation?

- Under the terms of the lease that you signed when you became our tenant, you agreed that you would not perform any alterations (including installation of a satellite dish) without the written permission of the GSHC. It is important that you follow this agreement and send your Property Manager a request in writing if you wish to install a satellite dish.
- Satellite dishes that are installed without permission are a violation of the terms of your lease, and you will be required to remove them at your own expense.

### Cost of Installation

- You are responsible for all costs associated with the installation of your satellite dish.

### Installation of Satellite Dishes

In the event that you are given permission to install a satellite dish, you must follow these rules:

- Satellite dishes must be installed professionally, using fasteners of the appropriate type, strength and size to securely anchor the satellite dish to the building surface.
- You must not install or anchor the dish to any surface where such an installation will cause damage to siding, soffit, fascia, shingles, cladding, stucco, door framing, window framing or roofing.
- Under no circumstances will dish installations be permitted on common surfaces of any buildings (eg: roofs of high-rise buildings, end walls of townhouse buildings, property perimeter fencing, light standards, etc).
- You must not install a satellite dish in any window or door opening in such a way as to prevent that window or door from operating properly and opening or closing to the full limit and extent that it was designed for.

- You must securely anchor all satellite cable to the building using wire fasteners designed for that purpose. Wire anchors are to be non-staining (hot-dipped galvanized or stainless steel). Cable runs shall be neat and unobtrusive, and shall not be left hanging loose or running diagonally across any building surface. Drilled holes for cable must not pass through window or door frames, fascia, siding or other finish which will be permanently damaged by that drilling.
- Satellite dishes must be installed only on the exterior walls of your own unit. Under no circumstances can dishes be installed in other areas with long cable runs between dish and receiver.

### **Responsibility for Damage to Dish?**

- Your satellite dish is your property, and you are responsible for any and all damage that may occur to that dish. This includes damage from rain, snow or ice, or from equipment the GSHC may need to operate in the proximity of your satellite dish. In the event that the GSHC requires the dish to be temporarily removed to permit construction or routine maintenance work, you are responsible for the removal and replacement of that dish, including any subsequent damage that may occur as a result of that temporary removal.

### **How do I ask for Permission to Install a Satellite Dish?**

- You must fill in and sign the agreement form and return it to your property manager. By signing this agreement, you are confirming that you will follow all rules and guidelines in this policy. Your Property Manager will review your application and advise in writing whether you are permitted to install the dish.

## **Acceptable Construction**



Fastened to Brick Wall Outside Unit



Fastened to Privacy Fencing at Unit



Fastened to Privacy Fencing at Unit



Fastened to Brick Wall Outside Unit

# Unacceptable Construction



Fastened to Siding



Fastened to Door Jamb



Fastened through Roofing



Fastened to Siding



Fastened through Roofing



Interferes with Window Operation



## Application for Permission to Install a Satellite Dish on GSHC Property

Complete this application form and return to your Property Manager to request permission to install a satellite dish. A sketch showing the proposed dish location on your unit must be included on the reverse side of this application.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ Prov: \_\_\_\_\_ Phone: \_\_\_\_\_

### Terms and Conditions

I am requesting permission to install a satellite dish on the above property. I understand and agree to the following conditions:

- I will not begin any installation until I am given permission in writing by the GSHC for that work to begin.
- I understand and agree that the GSHC has the sole right and absolute discretion to determine acceptable location of satellite dishes and may or may not grant permission for that installation to proceed.
- The tenant will indemnify and hold harmless the GSHC from any claims, actions or judgements, including all costs of defense and legal fees arising from and related to the installation of the satellite dish on the GSHC's property.
- I understand and agree that I am fully responsible for the cost of the satellite dish installation.
- I understand and acknowledge that the GSHC may require that the satellite dish be temporarily removed at some future time to permit construction or routine maintenance work to take place.
- I agree that my satellite dish will be professionally installed, with non-staining fasteners adequately sized and of an appropriate type for the surface the satellite dish will be anchored to.
- I understand that an improperly installed dish is a potential safety hazard and will therefore ensure that the dish is securely installed to prevent the possibility of such a hazard.
- I agree that the ongoing maintenance and inspection of the satellite dish is my responsibility.
- I understand that this satellite dish policy is subject to change without further notice, and that the Greater Sudbury Housing Corporation reserves the right to alter this policy as they see fit.

Signature	Name (Print)	Date

**Sketch Showing Location of Proposed Satellite Dish**

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