



MALLARD LAKE APARTMENTS  
*Live Smart at Mallard Lake!*

# SATELLITE DISH RIDER

This Rider is attached to and made part of the Lease Agreement made between Mallard Lake Apartments and all leaseholders. To the extent there is any conflict between the provisions of the printed form of the Lease Agreement and the provisions this Rider, the provisions of the Rider shall govern.

**PLEASE INITIAL THE FOLLOWING:**

\_\_\_\_\_ I do not have a satellite dish. (I understand that I will not be able to transfer to a different unit if the exposure that I need to access specific channels is incorrect. Please check with your dish company to confirm your needs.)

\_\_\_\_\_ I have a satellite dish or desire to get one after move-in.

**FOR SATELLITE OWNERS:**

Mallard Lake Apartments recommends applicants check with their satellite dish provider to confirm patio/balcony exposure needed.

Balcony exposure needed: \_\_\_\_\_ North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West

\_\_\_\_\_ Renter's Insurance is required for all units with installed satellite dishes.

\_\_\_\_\_ A \$250 deposit is required for each 19-21" dish for all units with installed satellite dishes (up to two allowed).

\_\_\_\_\_ A \$300 deposit is required for a super-dish; one per apartment with no other dishes.

As of January 22, 1999, the Federal Communications Commission (FCC) issued a new rule that allows you as a tenant to install a satellite dish on your patio, balcony or interior apartment. Installation of a satellite dish can be authorized through Mallard Lake Management subject to the following terms and conditions:

1. **A maximum of two (2) 19-21" satellite dishes or one (1) super-dish may be installed within the apartment or on the unit patio or balcony.** You may not install a satellite dish in a common area of the building or on the roof. You may not install a satellite dish outside your apartment unless you have a patio or balcony and you may not install a dish on an exterior wall. You may install a dish entirely inside your apartment. You can attach the dish to the balcony as long as the installation complies with the regulations established by the FCC and Mallard Lake Apartments. First floor units will need to secure the dish on a pole in a bucket of cement, sand.
2. **The satellite dish must be securely mounted and may not extend beyond the edge of the apartment.** Your dish must be mounted in such a manner that it cannot become dislodged. It must not extend beyond the edge of the patio or balcony railing. You may not hang a dish out the window. The dish cannot be attached to the building or utility meters in any manner.
3. **Installation must not damage the apartment.** You must not damage the apartment when installing the dish. You may not drill holes in railings, exterior walls, or any other location where holes might impair the building's weatherproofing or there is a risk of striking electrical or water lines. You may not run wire through patio doors or windows.
4. **Mallard Lake Management requires a \$250 deposit for each dish up to 21" in size (maximum two) or a \$300 deposit for a super-dish (maximum one) to cover any damage that could occur during your residency.** The deposit will be assessed on a unit-by-unit basis. If damage to the unit exceeds \$250-\$500, your account will be charged accordingly. The deposit is refundable pending no damages but will be forfeited if a remaining move-out balance is due. Satellite dish deposit will be forfeited if the dish is left in the apartment when the resident moves out.
5. **Dish must be professionally installed.** You may not install your dish yourself. You may hire a professional to install it for you. Our maintenance staff may be asked to supervise the installation, if necessary.
6. **You are liable for any injury or damage to persons or property caused by your dish and you must maintain liability insurance covering any such injury or damage.** You must provide Mallard Lake Apartments with proof that you have this insurance. Resident must purchase and maintain Renter's Insurance with a Personal Liability limit of at least \$300,000 for the duration of tenancy.

**I understand and acknowledge the above-mentioned terms and conditions. In addition I understand that I must provide proof of renter's insurance at the time I pay my satellite dish deposit.**

LESSEE NAME (PLEASE PRINT) \_\_\_\_\_

LESSEE SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DEPOSIT PAID \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_ PROOF OF RENTER'S INSURANCE PROVIDED \_\_\_\_\_ ML REP \_\_\_\_\_