

Glen Oaks Co-operative Homes Inc.

Policy No. 

SATELLITE DISH POLICY

Passed by the
Board of Directors on

SATELLITE DISH POLICY

1. Purpose of this Policy

The purpose of this Policy is to set out the Co-op's rules and requirements for the installation, maintenance and removal of satellite dishes by members.

2. Priority of this Policy

This Policy replaces and/or amends all previous policies or decisions that deal with the installation, maintenance and removal of satellite dishes.

3. Board Approval of Satellite Dish Installation by Members

The Board of Directors may approve installation of a satellite dish by a member subject to the following requirements

- Applications for installation of satellite dishes by members must be made in writing and submitted to the Board for approval at least 60 days prior to the proposed date of installation.
- Applications may be approved by the Board but only in writing and only prior to installation.
- Applications must specify:
 - The proposed satellite dish type, size, related cabling, hardware, name of the installer, etc., and any other relevant information concerning the installation.
 - The precise location of the satellite dish and related cables, hardware etc. at the Co-op's exterior wall and description of exterior wall penetration leakage controls.
 - Board approval of an installation of a satellite dish by a member will be provided to the member in writing and will specify the conditions related to the installation.

- Applications must be accompanied by a written statement from the member that they are responsible for any expense, damage or loss to the Co-op than may arise from the installation, operation or removal of the proposed satellite dish as determined by the Board in its sole opinion.
- Applications must be accompanied by a security deposit of \$100 against any damage arising from the installation, operation or removal of the satellite dish as determined by the Board in its sole opinion.
- Satellite dishes installed without prior written approval of the Board will be removed by the Co-op and the member will be charged for the cost of removal.

2. Installation Conditions

Members who receive written approval from the Board of directors to install a satellite dish will be required to satisfy the following conditions:

- Submit to the Co-op a drawing showing the precise location of the satellite dish installation and related cables, hardware etc. along with a written description of the measures taken to prevent wall penetration leakage of any kind.
- Ensure that a professional contractor is retained at the expense of the member to install the member's satellite dish. The contractor must provide the following to the Co-op prior to any commencing installation or related work
- Written proof of certification and / or qualification
- An updated Workers Safety and Insurance Board Clearance Certificate
- Proof of general liability insurance.
- Advise the Co-op when the installation has been completed and then allow and co-operate fully with an inspection of the installation by the Co-op.

3. Maintenance Requirements

Once installed the satellite dish must be properly maintained in accordance with manufacturers instructions and building science standards.

4. Removal of Satellite Dish by Member

The satellite dish must be removed by the member when the member vacates their unit and remedy any and all damage that results from such removal.

Advise the Co-op when the removal has been completed and then allow and co-operate fully with an inspection of the removal by the Co-op.

5. Return of Security Deposit

The security deposit will be returned to the member no more than 30 days after the inspection by the Co-op of the removal of the satellite dish less any deductions for costs as determined by the Board of Directors.

6. Removal of Satellite Dish by Co-op

Failure to comply with this Policy or any part thereof may result in the removal of a satellite dish installation by the Co-op. The costs for such removal will be the sole responsibility of the member.

*Passed by the Board of Directors of Glen Oaks Co-operative Homes Inc, at a meeting properly held on ******

Corporate Secretary

c/s