

**LEISURE VILLAGE WEST ASSOCIATION, INC.
UNIT OWNER SECURITY CAMERA INSTALLATION**

SPECIFICATION 10_1

**PERMIT REQUIRED
TRUSTEE APPROVED
Date: July 1, 2020**

Opening Statement: *The following specification is derived from the Leisure Village West Association, inc. Policy Resolution Relating To Privacy, which is intended to provide as much privacy as a member of a condominium Association may expect to maintain – when taking into consideration open records laws and modern technology. However, no policy can control or prevent all acts of malicious individuals, who may be intent on violating someone else's privacy. Please remain alert and report any suspicious activity to the police department and follow up with the Association office.*

We must all acknowledge that we live in an unprecedented age of access to information and the ability to share it with the world. Nearly every person carries a smartphone that is capable of taking photographs, recording video and audio, and editing the media directly on the device. That media can then be shared with the world in an instant through the internet and social media, and there is very little the Association can do to regulate the use of these items. These technologies change and advance on a daily basis. The Board of Trustees calls on all residents to treat each other with dignity and respect that goes beyond the letter of any law or policy on privacy. Treat others as you would like to be treated – or better!

UNIT OWNER SECURITY CAMERAS

I. Unit Owner Security Camera Installation Specifications

- A. Any unit owner wishing to install an exterior security camera, other than a doorbell camera, must submit a property modification form to the Association's property manager requesting approval of the proposed installation. No exterior security camera may be installed until written approval is provided to the unit owner by the Association.
- B. Work to be performed in a neat, workmanlike manner in accordance with general accepted trade practices.
- C. All installations shall comply with all local laws, codes, regulations, and ordinances
- D. The electrical equipment shall be installed in accordance with the Manufacturer's Instructions.
- E. This installation requires a Manchester Township Electrical Bureau Inspection. A certificate of approval shall be submitted to the Leisure Village West Association.
- F. All responsibility for the maintenance or replacement of this improvement is that of the owner or subsequent owner and not the Leisure Village West Association
- G. Approved security cameras must be installed on the wood door frame/trim, directly over the subject door. If there is no wood frame/trim, or if there is insufficient space on the wood frame/trim, then the camera may be installed directly onto the siding over the door. The uppermost part of the mounting base for any security camera installed directly on the siding shall be no more than six (6") inches above the top of the door.

- H. Exterior camera colors include black, white, and silver.
- I. Doorbell cameras, such as the "Ring" camera, do not require prior written authorization from the Association and are also permitted to be installed on the side wood frame/trim of doorways in a "typical" doorbell location.
- J. The exterior-mounted cameras may not exceed five (5") inches in size (5 inches high, 5 inches wide, and extending 5 inches from the mounting base).
- K. Wireless cameras are preferred. If a wired system is used, the wires must be completely concealed behind the trim/siding. Any installed wiring for an exterior security camera must be run directly into the home, without disturbing or running under the aluminum siding. No exterior conduit or piping is permitted for camera wiring.
- L. Any damage to a building caused by installation, maintenance, and/or repairs of the exterior-mounted security cameras shall be the owner's responsibility to repair. This includes any damage created by water penetration.
- M. The Unit Owner shall be liable to restore the area to its original condition upon removal of any security camera system.
- N. The view of the security cameras may only be directed in front of the Unit and directly behind the Unit, and at an angle which extends the view no further than twenty-five (25) feet from the building.
- O. Under no circumstances may cameras be pointed into neighboring units in or any direction, which unreasonably invades neighboring residents' privacy.

II. Use of Unit Owner Cameras and Video/Photographic Footage

- A. Unit owners are fully responsible for the use of any security camera installed at their home. This includes aiming the cameras, recording use and storage, and any other camera-related issue.
- B. The Association is not responsible for and will not monitor any person's use of his/her security camera and/or the footage recorded by such camera.
- C. In the event that the Association's Board determines that a Unit Owner's security camera footage may provide beneficial to the Association, the Association may require camera owners to preserve footage and provide a copy of any requested footage to the Association. Unit Owners shall be obligated to provide the requested footage to the Association. In the event that the Unit Owner does not comply, the Association may seek judicial intervention and shall be entitled to seek recovery of its attorneys' fees and costs incurred from the noncompliant Unit Owner.
- D. Before being permitted to install an exterior security camera, a unit owner shall be required to sign an acknowledgment of the rules and regulations governing their installation of a security camera, and that they are responsible for any misuse or the violation of any laws regarding photography and videography.

**POLICY RESOLUTION
RELATING TO PRIVACY
ACKNOWLEDGMENT**

I _____ the unit owner of _____ acknowledge the rules and regulations governing my installation of a security camera, and I further acknowledge that I am responsible for any misuse or the violation of any laws regarding photography and videography.

Signature