

Entry Door Camera Policy

Purpose and scope

This rule governs any owner-installed video doorbell, peephole camera, or similar device on doors, door frames, or adjacent walls that are part of, or attach to, common area or exclusive use common area. The goal is to allow reasonable security while protecting neighbor privacy and building aesthetics.

Architectural approval required

No camera may be installed without prior written architectural approval. Since the door and entry way are exclusive use common area, approval is required because the device alters common elements and aesthetics.

Field-of-view and angle requirement

- a) The camera must be installed in such way it does not directly face any other unit's entry door or into the interior of any residence.
- b) The primary field of view must be limited to the unit's entry area and the immediate corridor needed to approach that area.
- c) If the camera captures a neighbor's door, angling brackets must be used.
- d) Cameras may not be positioned to surveil areas where people have a reasonable expectation of privacy, and may not look through windows or into interiors.

Placement and installation standards

- a) Mount only on the door or entry way unless otherwise approved.
- b) All penetrations must be sealed to HOA standard.
- c) No visible conduit unless specifically approved.

Indemnity and responsibility

Owners are responsible for installation, maintenance, repairs, and any damage to common area caused by the device. The HOA is not responsible for storing, monitoring, or retrieving owner footage. Devices must be kept in good working order. Any noise or light features must not create a nuisance.

Removal and restoration

Upon transfer of title or removal of the device, the owner must restore all affected surfaces to HOA standards at owner expense.

Enforcement

Violations are subject to notice and hearing with potential fines, reimbursement assessments, and removal at owner expense, consistent with the Association's enforcement policy and Civil Code procedures.

Installer Acknowledgment and Signature

I, the undersigned homeowner or authorized installer, acknowledge that I have read and understand the Association's *Entry Door Camera Policy*. I agree to install the device in full compliance with the policy requirements, including proper angling of the camera to avoid capturing neighboring doors or interiors, and adherence to all architectural and common area installation standards.

I understand that any damage to the common area, violation of privacy, or non-compliant installation is my sole responsibility and may result in enforcement action, fines, or required removal at my expense.

Owner Name: _____

Unit No.: _____

Installer Name (if different): _____

Signature: _____

Date: _____

Management / Architectural Approval

Reviewed and approved by: _____

Title: _____

Date: _____

(Management or Architectural Committee representative signature required prior to installation)