

Date: January 21, 2014

## **Standards for Installation of Security/Surveillance Cameras in SeaBridge:**

### **Approvals:**

1. Installation of exterior security/surveillance cameras of any kind shall require prior approval of the ARC and the Board where stated in these standards.
2. Plans detailing type of cameras, system of operation, location of cameras, areas to be viewed by cameras, applicable additional adjacent homeowner assurances and approvals shall be submitted for review and approval prior to installation. Timelines for approval shall follow existing standards for approvals as stated in community CC&R.
3. Cameras must be of a type and design typically intended for residential use.
4. Cameras mounted so as to cover (view) areas that are conjoined with community common areas (such as garage driveways) and shared common space with adjacent residences (entry walkways), shall require the written approval of the Board and the relevant adjacent homeowner prior to installation. Such written adjacent homeowner agreements must be reviewed and approved by the Board prior to installation.
5. Failure to obtain written adjacent homeowner and Board approval shall result in camera being installed so as to view only areas within the legal property lines of the applicant homeowner and may result in removal of cameras if satisfactory assurances cannot be made to the Board that the cameras are restricted to cover only applicant homeowner's property.
6. No adjacent homeowner may give permission for applicant camera to be installed in such a way that camera can view adjacent homeowner property except as noted herein.
7. New homeowners moving into a unit adjacent to a unit with existing cameras have the same rights to assurances and approval of camera coverage as previous homeowners.
8. Satisfactory assurances, in written form, must be given to adjacent homeowners who are concerned that cameras may be overlooking their property. Such assurances must be reviewed and approved by the adjacent homeowner and the Board.

### **Installation:**

9. No more than three cameras may be installed per residential unit. One on front side of unit, one of rear of unit and one at main entry door.
10. No visible wiring is permitted. Any connecting wiring, either for data transfer or power, shall be fully enclosed within the walls. No external conduit permitted.

11. Camera housing should match the approved light fixtures in approximate size and design, being a maximum, 8 inch round white fixture with glass dome.
12. Cameras must be fixed in position at installation and may not be remotely or otherwise controlled to move so as to view differing areas. Any post-approval change in camera direction, location, aspect or coverage shall result in forfeit of approvals and a new application must be submitted prior to operation of camera and associated systems.
13. Camera casings, mounting fixtures and other elements must be of a "white" color (per SeaBridge exterior paint specifications). No black fixtures or covers will be permitted.
14. Damage to unit occurring as a consequence of installation of cameras and related fixtures into or onto stucco will be deemed homeowner's responsibility. HOA will not be deemed responsible in any manner, but may make appropriate repairs at applicant homeowner's expense per community CC&R.

**Operation:**

15. Homeowner must comply with all applicable Federal, State and Local government regulations regarding operation of camera system. Failure to do so will result in homeowner being required to remove all such devices from the premises.
16. No sound recording used in conjunction with cameras is permitted.
17. Cameras may not be pointed to capture areas outside of the homeowner's property, except as outlined herein.
18. No recorded video obtained from camera may be posted to any internet site, or otherwise shared, except as required by law enforcement or court order. Use of internet connection to enable remote viewing by homeowner is allowed.
19. Use of any exterior light sources used in conjunction with the cameras must conform to applicable HOA Architectural Standards.
20. If it deems it necessary, and at its sole discretion, the Board reserves the right to be shown the actual camera views to ensure camera view coverage matches approvals.

SEE NEXT PAGE FOR CAMERA TYPE

