**FORRESTAL VILLAGE COMMUNITY SERVICES ASSOCIATION, INC. POLICY RESOLUTION NO. 53**

**Rules for Installation of Security Cameras in Princeton Landing**

**I. Preamble**

These rules are adopted by the *Board of Directors of Forrestal Village Community Services Association, Inc.,* on the day of

**WHEREAS,** the *FVCSA* is responsible for the governance and maintenance of the C*ommunity;*

**WHEREAS,** the Association is authorized to adopt and enforce reasonable rules and regulations in the best interests of the Community;

**WHEREAS,** The Association provides for the general safety of the Community;

**WHEREAS,** the Association desires to address resident immediate concerns about additional security for their homes;

**WHEREAS,** the Association desires to adopt reasonable restrictions governing installation, maintenance, and use of security cameras in the best interests of the Community;

**WHEREAS,** the Covenants Committee needs time to develop long-term specifications regarding the installation, maintenance and use of security cameras;

**WHEREAS,** the adoption of this PR 53 supersedes AR 56 which was adopted on December 4, 2012;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors' adoption of Policy Resolution No. 53 that the following interim restrictions and regulations regarding security cameras for the Community, which shall be binding upon all homeowners and their tenants.

**II. Definitions**

**A. Security Camera** - An outdoor camera that records images of the vicinity around a home or a facsimile camera.

**B. Homeowner** - Any homeowner or unit owner in the Association.

**C. Tenant** - A tenant who has written permission of the homeowner/landlord to install a security camera or cameras.

**III. Association and Homeowner Responsibility**

**A.** Homeowners are responsible for security camera installation including responsibility for security cameras that are installed on individually owned but Association maintained property, such as roofs and decks. Homeowners may not install security cameras in a manner that increases maintenance costs for the Association. If damage to Association maintained property or other homeowner property occurs, homeowners are responsible for all repair and maintenance costs. The homeowner is responsible for all payment of medical expenses and other liability incurred by persons injured by security camera installation, maintenance, and /or removal.

**B.** The Association shall provide homeowners with 10 days written notice if maintenance requires security camera removal. Homeowners shall be responsible for removing security cameras before maintenance begins. If homeowners do not remove security cameras by the stated date, the Association may remove security camera at the homeowner's expense. The Association is not liable for any damage resulting from the removal, installation, or use and maintenance of the security camera.

**C. Installation by Tenants**

Tenants may install security cameras in accordance with these rules after obtaining written permission from the homeowner to install a security camera. A copy of this permission notice must be submitted to the Association prior to installation.

**D. Proof of Insurance**

Each contractor employed to provide such services must provide a Certificate of Insurance evidencing both general liability and workers compensation insurance.

**IV. Notification Process**

**A.** Any homeowner desiring to install a security camera must notify the Management and the Covenants Committee in writing in accordance with standard Covenants Committee Application Guidelines. If Management determines that the installation is routine conforming to all of the rules and restrictions and the Covenants Committee does not communicate a written objection to Management, the installation may begin within seven days of notification by Management to the homeowner to that effect.

**B.** Notification content that does not conform to all of the above rules and regulations will be returned to the homeowner or tenant for modification within seven days.

**V. Number of Security cameras**

No more than four security cameras may be installed. If more than four cameras are necessary to provide security, the homeowner may apply for approval from the Covenants Committee.

**VII. Installation Rules**

**A. Security Camera Type and Size**

1. Security cameras must be dome type, no larger than 50mm in diameter and wireless.

**B. Location**

1. Security cameras shall be installed solely on individually owned units, as designated on the Deed for such unit/home and as defined by the governing documents, directly onto the exterior or interior of a unit.

2. Security cameras are permitted in or on Parcel I condo buildings in the limited use common areas. Some general common areas may be used by individual application or parcel committee application if deemed necessary and appropriate by the Covenants Committee.

3. Security cameras may not encroach upon common areas or another homeowner's property.

4. Security cameras must be installed so as to only photograph the immediate vicinity of the homeowner's home.

5. Security cameras may not be directed toward the windows or doors of adjacent homes or otherwise intrude on their privacy.

**C. Installation**

1. All installations shall be completed so that they do not damage the common areas, the lot or unit of any resident, or void any Association or homeowner's warranties, or in any way impair the integrity of buildings, common areas or lots.

2. All equipment must be secured with a building-mounted installation.

3. Security cameras must match or be in harmony with the structure to which it is installed. The installation shall be as unobtrusive as possible.

**D. Maintenance**

1. Homeowners shall not permit their security cameras to fall into disrepair or to become safety hazards.

2. Homeowners shall be responsible for security camera maintenance and repair.

3. Homeowners shall be responsible for repainting or replacement if the exterior surface of the security camera deteriorates.

4. Any incursion into the structure (roofs, walls, etc.) that results in damage or water/moisture penetration is the homeowner’s responsibility to remediate.

5. If the security camera is removed for any reason, the homeowner must remediate any holes that were made relative to the security camera installation, restoring the exterior to its condition prior to the installation.

6. When the homeowner moves, the homeowner must either require the new homeowner to accept responsibility in writing or to remove the security camera and associated components of the installation and remediate as described above.

7. Any recordings made by the homeowner's security cameras are the property and responsibility of the homeowner. The Association bears no responsibility nor has any liability for the recordings.

**E. Safety**

1. Security cameras shall be installed and secured in a manner that complies with all applicable Township and state laws and regulations, if any, and manufacturer's instructions. The homeowner, prior to installation, shall provide the Association with a copy of applicable governmental permits.

2. Installations must comply with all applicable codes.

3. Security cameras shall be permanently and effectively grounded to avoid and prevent electrical and fire damage.

4. Security cameras must be able to withstand all adverse weather conditions such as heavy winds, snow and ice.

**IX. Enforcement**

**A.** The Association may seek injunctive relief to prohibit or seek removal of the installation if security camera installation poses a serious, immediate safety hazard.

**X. Severability**

If any provision is ruled invalid, the remainder of these rules shall remain in full force and effect.

**Resolution Type: Policy Resolution**

**Regarding: Policy Resolution No. 53: Rules for Installation of Security Cameras in Princeton Landing**

ATTEST:

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Mary Ryan, Secretary

DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mari Molenaar, President

\_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Neil Goodzeit, Vice President

\_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Phil Blocker, Treasurer

\_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mary Ryan, Secretary

\_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Richard Ciarciello, Director

\_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Roger Dashevsky, Director

\_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 M. Doyle Lyons, Director

Adopted at a Regular Meeting of the Board of Directors on