



CONDOMINIUM ASSOCIATION
SECURITY CAMERAS AND RING DOORBELL POLICY

(Relating to the use and installation of Security Cameras and Ring Doorbells)

ADOPTED BY BOARD:

1/12/2022

WHEREAS, Article 4, Section 4.1.1 of the Code of Regulations states that the Board shall have the right, power and authority to “Adopt and publish Rules and Regulations governing the use of the Common Areas and Facilities and the personal conduct of the Members, occupants and their guests thereon, and to establish penalties for the infraction thereof,” and,

WHEREAS, Article 4, Section 4.2.7 of the Code of Regulations states that It shall be the duty of the Board of Managers to: “Cause the restrictions created by the Declaration to be enforced;” and,

WHEREAS, Article V, of the Declaration states that "The following covenants, restrictions, conditions and limitations as to use and occupancy which shall run with the land shall be binding upon each Unit Owner, his or her family members residing in or occupying his or her Unit, guests, invitees, licensees, heirs, executors, administrators, successors, and assigns”; and,

WHEREAS, in order to assure safe and attractive community, the Board wishes to establish a comprehensive policy with respect to camera equipment in the community;

NOW, THEREFORE, BE IT RESOLVED THAT the following Security Camera and Ring Bell Policy has been adopted by the Board:

RESTRICTIONS ON THE DISPLAY AND INSTALLMENT CAMERAS

A. GENERAL

1. Security Cameras MAY be installed ONLY after submission and approval of an Improvement Application.
2. Per Ohio Revised Code any recording device may not be used to RECORD audio.
3. Ring Doorbells or Security Camera may not be mounted to directly look into another unit or deliberately impede on another units privacy.
4. Must be installed near the unit entry door, including the patio door. Installation outside of the entry would have to be reviewed on a case by case basis for an exception to this rule.
5. Wireless systems are recommended.
6. All mounting hardware other than the camera itself, must be painted the color stated in the approval of the Improvement Application.
7. Maintenance and upkeep remain the Homeowner’s or subsequent Homeowner’s responsibility.