

Toxaway Views HOA Policy for Installation/Use of Security Cameras

7 July 2018

I. Association and Homeowner Responsibility

A. Homeowners are responsible for their security camera installation including responsibility for security cameras that are installed on individually owned but Association maintained property, such as under-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, or more, written notice if building 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 cameras 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.

II. Notification Process

A. Any homeowner desiring to install a security camera must notify the Architectural Review Committee (ARC) in writing in accordance with standard Committee Application Guidelines. If the BODs determines that the installation is routine conforming to all of the rules and restrictions and the ARC Committee does not communicate a written objection to the BODs, the installation may begin upon notification by the BODs to the homeowner to that effect.

III. Installation Rules

A. Security Camera Type

1. Security cameras must be an outdoor camera.

B. Location

1. Security cameras shall be installed solely on individually owned units, as designated on the Deed for such unit and as defined by the governing documents, directly onto the exterior or limited common area of a unit.
2. Security cameras must be installed so as to only view the immediate vicinity of the homeowner's unit, his limited common areas, and/or community common areas.
3. Security cameras may not be directed toward the windows or doors of adjacent units and limited common areas, or otherwise intrude on that owner's privacy.

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C. Installation

1. All installations shall be completed so that they do not damage the common areas or unit of any resident, or void any Association or homeowner's warranties, or in any way impair the integrity of buildings, common areas.
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 repainting or replacement if the exterior surface of the security camera deteriorates.
3. 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.
4. 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 5ibed above.
5. 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.
2. Installations must comply with all applicable codes.

IV. Enforcement

- A.** The Association may prohibit or seek removal of the security camera installation poses a serious, immediate safety hazard, or is in violation of this policy.