

SPADE ROCKLEDGE CONDOMINIUM ASSOCIATION

DOORBELL CAMERA RULES AND REGULATIONS

1. ACCEPTABLE CAMERAS – Doorbell cameras such as a Ring and security cameras such as a Nest or Blink are allowed.
2. LOCATION OF INSTALLATION
 - a. Only one doorbell camera is allowed to be installed at each unit.
 - b. The camera is NOT allowed to be pointed into a door or window of a neighboring unit.
3. MAINTENANCE
 - a. Owners have 72 hours to remove or repair a camera if it becomes loose or detached, if not, the Association has the authority to remove the camera and bill the charges back to the owner.
 - b. **Upon sale or other transfer of the unit, the camera may be removed and the property restored to its original condition. If a camera was installed putting holes into the siding, when the camera is removed, that piece of siding will need to be replaced by the owner or if the camera is to remain in the possession of the new owner, no cost will be incurred by the original owner.**
3. NOTIFICATION AND WAIVER - The attached notification and waiver along with a drawing of the proposed camera installation location must be submitted prior to any installation.
4. SEVERABILITY - If any of the foregoing guidelines and rules or provisions are declared void, such provision shall be deemed severed from these guidelines and rules which shall otherwise remain in full force and effect.

NOTE: The above guidelines are intended to be flexible to provide the Board with the ability to address any and all circumstances that may arise in connection with a request to install a camera. All decisions by the Board will be documented and maintained in the Association's meeting minutes records, including any extenuating or unique factors involved in the decision making process. As with any Board promulgated rule, the Board reserves the right to add to, delete, modify or otherwise amend the above guidelines as it deems necessary for the health, safety, and comfort of all residents.

SPADE ROCKLEDGE CONDOMINIUM ASSOCIATION
Approval Request to Install A Doorbell Camera
Individually - Owner or Limited Common Area and Waiver Agreement

Resident(s) Name: _____

Address: _____

Phone Number: _____

Anticipated Date of Installation: _____

Please indicate the location of camera:

WAIVER AND RELEASE

I understand all of the Association's rules for installing, maintaining, using, and removing camera and any structures, fixtures or screening materials. I assume liability for any damage to the Association and other owners' property that occurs due to camera installation, maintenance, use, or removal. I shall indemnify, defend, and hold the Association, its Board members, managing agent, and unit owners, and their successors, heirs, and assigns, harmless from any and all liability for any damage, loss, or injury, including death, caused by, related to, or that may arise from the installation, maintenance, use or removal of the camera, and for any and all damage to or loss of the camera and any structures, fixtures or screening materials associated with the camera, that I may sustain or incur from whatever source or cause.

I understand that a camera will not be pointed into another Unit's doors or windows for privacy/security purposes.

I agree to pay for all costs associated with the installation, maintenance, use or removal of the camera. Such costs include, but are not limited to, any and all expenses for replacement of siding and/or wood, if damaged.

SIGNED: _____ DATE: _____

BOARD SIGNATURE: _____ DATE: _____