

HOA and Condominium Association Policy on Ring Cameras and Similar Security Devices

Purpose:

The purpose of this policy is to establish guidelines regarding the installation and use of Ring cameras or other so-called security cameras (herein referred to as Ring cameras) and other similar video surveillance devices within the condominium complex, to maintain safety and privacy while respecting the rights of residents.

Policy Statement:

The Colony West Homeowners and Condominium Associations (the Association) is committed to ensuring the safety and security of all residents and visitors. However, the installation of surveillance cameras, such as Ring cameras, requires careful consideration of privacy, property boundaries, and aesthetic standards within the community.

1. General Guidelines for Installation:

- **Approval Requirement:** Any resident or unit owner wishing to install a Ring camera or similar surveillance device must first obtain written approval from the Condominium Association Board. This approval will ensure that the camera is installed in a manner that does not infringe on the privacy of neighbors or the shared common areas.
- **Location Restrictions:** Cameras may only be installed on private property (e.g., within the boundaries of the unit owner's property) and may not be directed at common areas, neighboring units, or public spaces (e.g., hallways, walkways, parking lots, etc.), unless explicitly authorized by the Board. Devices that capture video or audio of areas beyond the owner's private property are prohibited.
- **Installation Standards:** Cameras must be installed in a way that does not interfere with the building's structure, electrical systems, or any other infrastructure. The installation should be neat, secure, and discrete, and the device should be positioned to avoid creating a visual nuisance.

2. Privacy Concerns:

- **Respect for Neighbor Privacy:** Cameras must not capture video or audio from neighboring units, windows, balconies, or any other areas where residents have an expectation of privacy. All devices must be configured in a way that limits the surveillance to the owner's property only.
- **Audio Recording:** Audio recording, if applicable, must comply with local laws regarding consent. As such, audio recording features on Ring cameras or similar devices should be disabled unless the owner has obtained all necessary permissions.

3. Common Area Surveillance:

- Surveillance devices installed in common areas (e.g., hallways, parking garages, entryways) must be approved by the Condominium Association and managed centrally by the Association to ensure they do not infringe on privacy rights and are consistent with overall community security measures.

4. Notification of Use:

- Residents must inform the Condominium Association of any security devices that are installed and may be visible to others (e.g., Ring cameras mounted on front doors). The notification should include the device type, installation location, and configuration.

5. Maintenance and Malfunction:

- It is the responsibility of the unit owner to maintain their Ring camera or other security devices in good working order. The device should be regularly checked for functionality, and any malfunction or damage should be promptly reported to the Condominium Association.

6. Enforcement:

- Failure to adhere to this policy may result in removal of the camera at the unit owner's expense. Repeated violations may result in fines of \$100 (one-hundred dollars) per violation, suspension of certain privileges, or other enforcement measures as determined by the Condominium Association Board.

7. Liability:

- The Condominium Association is not responsible for any issues arising from the installation or use of Ring cameras or similar devices, including but not limited to damage to property, security breaches, or privacy violations. Unit owners are solely responsible for ensuring their devices comply with all relevant laws and regulations.

8. Amendments:

- The Condominium Association reserves the right to amend this policy at any time, in accordance with the needs of the community and any applicable laws or regulations. All amendments will be communicated to residents in a timely manner.

This policy is designed to maintain a balance between individual security concerns and community privacy, ensuring the safety of all residents while preserving the peaceful living environment of the condominium.