

# Atwater Commons Condominium Association

## Approved 1/4/2021

### VIDEO DOORBELL POLICY

This policy intends to allow and list restrictions for substitution of an existing main entrance porch doorbell button with a doorbell replacement style Video/Picture Capture Device or a Peephole Camera on the front door.

1. A Video/Picture capture doorbell device is allowed when installed directly over the existing doorbell location.

Video/Picture capture devices of any kind, including doorbells, are not allowed in other common element areas including anywhere on the building exterior such as by the balcony, in windows, or garage doors.

A Peephole Camera is allowed if it is a video capture device by an approved company and is properly installed.

2. A Modification Request Form must be submitted and approved prior to having work started. A product brochure that includes color, product dimensions and wiring requirements must be provided with the Modification Request.

3. Device installation must comply with all federal, state, and local laws or regulations, and must not infringe upon any other person's reasonable expectation of privacy.

In addition, the co-owner will indemnify and hold the Atwater Commons Condominium Association harmless from any liability, claims or damages in any way related to the device, including, but not limited to, claims related to invasions of privacy.

4. Devices should be satin/black or a neutral tone which is consistent with trim colors. The doorbell style Video/Picture Capture Device must completely cover the wire opening and mounting holes of any existing doorbell. The Electrical circuit wiring must comply with all Michigan Building & Electrical Codes. The co-owner is responsible for maintaining the device and repairing any damage occurring from the installation.

5. The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.

To secure this obligation, a copy of the signed and approved Modification Request Form will be added to the unit file by the Management Company.

Upon sale or rental of a unit, the co-owner is responsible for removal of the device and replacement of siding, or the device must be included in the sale or rental and written acknowledgement must be provided to the Management of Atwater Commons Condominium Association that the new co-owner/renter assumes full responsibility for the system with the same obligations as referenced in this policy.