

Stony Ridge Condominium Association Policy Statement

Policy Number: SR20

Policy Title: Smart Video Doorbells/Camera Device(s)

Policy Adopted: December 2019

Policy Revised: March 2022

Policy Statement: The Association's Board of Directors [BOD] desires and intends to adopt reasonable restrictions in the best interests of the Condominium governing the installation and use of video doorbell [camera] systems that are designed or intended to capture video automatically or remotely or still images [each a "Surveillance Device"]. Surveillance Device does not include any item that is intended to be actively operated by an individual [e.g., handheld cameras].

The Association's Board of Directors adopts the following rules and regulations for the Condominium [the "Rules"], which are binding upon all co-owners and their tenants, occupants, successors, and assigns, and which supersede any previously adopted rules on the same subject matter:

1. Requirement for Board Approval: No co-owners may install any Smart Video Doorbell and/or Camera Device, without first obtaining the Board's written approval.
2. Modification Request Submission: All requests to install any Smart Video Doorbell and/or Camera Device must be submitted in writing on the **Alteration/Modification Request Form**, which can be obtained from the Management Company. The request must describe (i) the location of the Video Smart Doorbell and/or Camera Device, (ii) the field of view of each camera, and (iii) a diagram of any wiring necessary for the installation or operation of said device.
3. Specific Regulations:
 - A. All Smart Video Doorbells and/or Camera Device must be installed in the least obtrusive manner possible, as determined by the Association's BOD, preferably where the current doorbell is located. They should be installed over the existing location of the doorbell and must cover existing wiring and mounting holes.

Other Camera Devices should be attached to a door wall frame or wooden soffit. In the case of a walk out unit, the camera needs to be placed on the wood under the deck. Mounting of the camera, on the vinyl, aluminum siding or on the brick is not permitted.

- B. All Smart Video Doorbell Devices and/or Camera Device must otherwise comply with all federal, state, and local laws or regulations.

- C. If no changes are to be made to the Condo Unit's electrical system, then the co-owners may install this device on his/her own, once all the Alteration/Modification forms have been completed, submitted, and approved by the BOD.
 - D. To the extent that changes to the Condo Unit's electrical system are necessary, qualified licensed and insured electricians must perform all Smart Video Doorbell and/or Camera Device installations, and the co-owners must provide the Association with the name of the electrician that will be performing the installation along with the electrician's license type and number and a copy of the electrician's Certificate of Insurance. The co-owners and electricians must follow all applicable codes and regulations and must obtain all necessary permits (if required) at the co-owner's expense. The co-owners must provide the Association with copies of all necessary permits prior to proceeding with installation. Once installed, the co-owners shall provide the Association with any municipal inspection approval if applicable.
 - E. No Smart Video Doorbell and/or Camera Device may be positioned in such a way that the field of view of any camera captures images of any portion of property other than the Unit or the Unit's Limited Common Element porch, patio, deck, garage, or driveway. Smart Video Doorbells and/or Camera Device shall not be used for the purpose of monitoring the General Common Elements or any other common area of the Condominium.
 - F. **Smart Video Doorbells and/or Camera Device shall not be used in any way which may infringe upon any other person's reasonable expectation of privacy.**
 - G. Unless specifically requested in writing by the BODs, the images, videos, sounds or other data captured by a Smart Video Doorbell and/or Camera Device shall not be submitted to the BOD or the Association's Management Company.
4. Alteration/Modification Request Form: If the proposed Smart Video Doorbell and/or Camera Device complies with the requirements in this Rule, and as a condition to receiving the Board's written approval, that:
- A. Co-owners are solely responsible for the cost of installing the Smart Video Doorbell and/or Camera Device and, if applicable, the Surveillance Device installation will be performed by contractors licensed in Michigan and fully insured [see 3D].

- B. Co-owners are solely responsible for insuring, maintaining, repairing, and replacing the Smart Video Doorbell and/or Camera Device, and for any damages or costs resulting from these Devices, and the costs of any repair, replacement or maintenance of any other General Common Elements necessitated, caused by, or related, to these Devices; and
 - C. Co-owners will indemnify and hold the Association harmless from any liability, claims or damages in any way related to the Smart Video Doorbell and/or Camera Device, including but not limited to, claims related to invasions of privacy.
5. Board Approval: An Alteration/Modification request will only be deemed approved if:
- A. The Co-owners have complied with this Rule and the Alteration/Modification meets all of the requirements of this Rule;
 - B. The Co-owners have submitted a signed request for Alteration/Modification approval and the form has been countersigned by the Association or its designated agent.
6. Preferred Cable or Wiring Installation: All cable or electrical wiring that is routed through the outside wall of a unit must be routed through brick mortar. No routing can be made through the face of the brick. Installation of cable or wire, under or through the vinyl and aluminum siding, is not permitted.
7. Preferred Dimensions and Colors: While Board approval is required for all Smart Video Doorbell and/or Camera Device, the Board suggests that Co-owners only submit proposed plans for devices which are **satin/black, or some other neutral color**, which is consistent with trim colors, and meet the following dimensions for smart video doorbells and camera devices:

Smart Video Doorbell Sizes:

4.9" x 2.4" x 0.87"
5.0" x 2.5" x 1.0"
1.85" x 3.83" x 0.78"
4.5" x 1.8" x 0.8"

Camera Device Sizes:

9.5" x 3.29"
2.8" x 5.8"
4.96" x 2.72" x 2.99"
Similar approved size

8. Inspection: Unless waived by the BOD in its discretion, the BOD may conduct an inspection of a completed installation to ensure compliance with the approval given.
9. Approvals Revocable: Any approval granted by the BOD is in the nature of a license. If co-owners are not in compliance with the conditions of any BOD approval, the BOD may revoke the approval upon thirty (30) days written notice.
10. Applicability: This Rule shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents.

IMPORTANT NOTE: Co-owners must always submit a completed Alteration/Modification Request Form to our Management Company and receive approval by the Stony Ridge Board of Directors PRIOR to any work beginning on the project.

Modification forms are available online at our website: www.stonyridgecondos.net, at the top of the menu on the left side of the home page, under printable documents or by calling the Management Company.