

# Wingate Village Townhomes

## Security Cameras Rules

The intent of these rules is to balance a homeowner's ability to install security camera devices with the considerations of privacy and peaceable enjoyment of the community by neighbors. All neighbors have a right to be free from nuisances. Installations in violation of these rules will be deemed a nuisance.

### Architectural Approval Required

Installing any external home security system, including cameras, is considered an architectural alteration of the townhome's exterior and therefore requires prior approval from the HOA. As with any other exterior alteration, plans and specifications for the project must be submitted to the HOA and must be approved prior to installation. Installation requests must provide the following information (for each camera):

- Make and model of the security camera
- If the camera can pan, tilt, or zoom
- Location where a camera will be installed
- How the camera will be powered (batteries, or wires), and
- If cables/wires must be run, we need to know if a hole will have to be bored, connecting the outside to the inside of the unit.

Please note that the approval for the installation of a security camera(s) does not constitute perpetual approval. The HOA board may rescind a unit's approval if the unit is found to be a nuisance or if the unit is deemed in violation of these rules. Upon revocation of approval the camera must be removed. All costs of removal are the homeowner's responsibility, including the cost of repairing the outside walls. A new approval request must be submitted prior to reinstallation/relocation of a camera.

### Camera Field of View

No cameras may be positioned, installed or operated so as to view areas beyond the unit's own premises, or beyond any common elements, or areas in which neighbors have a reasonable expectation of privacy. For example, and without limitation, no camera may be positioned to capture direct images of a neighbor's door, window, or any enclosed patio area.

Upon request, a homeowner must submit a screenshot to the HOA that shows each installed camera's field of view. The homeowner has 72 hours to produce such requested screenshots.

### Installation Location

All installed cameras must maintain the architectural look and feel of the community.

In front of a unit, a camera may only be installed behind one of the columns. Doorbell cameras are also allowed. On the back of a unit, cameras may be installed on the back wall as long as it is not installed on your neighbor's wall or above the white divider located between the first and second floor.

The HOA does not dictate cameras installation location inside units unless the camera is placed in such way to violate these rules.

## Structural Damage

The cost of repair for any damage caused by the installation of any camera, authorized or not, is the responsibility of the homeowner. For example: if security camera's installation causes damage to the wall/stucco, etc., when that security camera is removed, the cost to repair the damaged wall/stucco, etc. belongs to the homeowner.

The homeowner is also responsible for any damage caused as an unintended consequence of the installation of security cameras. For example, if a security camera was installed outside a unit and a required hole for the power supply caused water to slowly infiltrate the walls causing any damage, the cost of repairs is the homeowner's responsibility.

## Power Source and Cables

If wires are to be present outside a unit, they must be placed in such a way to not be a distraction from the overall appearance of the unit/community.

## Tenants

Installation requests must come from homeowners. Homeowners are responsible for the actions of their tenants. As such the homeowner is responsible for any unauthorized installation of security cameras or any other actions involving security cameras by their tenants.

## Questions

If you have any questions, please create an action item prior of any work being done outside your unit. You can create an action item at [help.wingatetownhomes.com](https://help.wingatetownhomes.com)