

Stony Ridge Condominium Association Policy Statement

Policy Title: Smart Video Door Bells

Policy Adopted: December 2019

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 door bell (camera) systems that are designed or intended to automatically or remotely capture video 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-owner may install any Smart Video Door Bell, without first obtaining the Board's written approval.
2. Modification Request Submission. All requests to install any Smart Video Door Bell must be submitted in writing on the Association's request for Alteration/Modification approval form, which can be obtained from the Association's management company. The request must describe (i) the location of the Video Smart Door Bell, (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 Door Bells must be installed in the least obtrusive manner possible, as determined by the Association's BODs. Preferably where the current door bell is located.
 - B. All Smart Video Door Bell Devices 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-owner may install this device on their 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 Door Bell installations, and the Co-owner 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-owner and electrician must follow all applicable codes and regulations and must obtain all necessary permits (if required) at the Co-owner's expense. The Co-owner must provide the Association with copies of all necessary permits prior to proceeding with installation. Once installed, the Co-owner shall provide the Association with any municipal inspection approval if applicable.

- E. No Smart Video Door Bell 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 Door Bells shall not be used for the purpose of monitoring the General Common Elements or any other common area of the Condominium.
- F. Smart Video Door Bells 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 Door Bell shall not be submitted to the BOD or the Association's management company.

4. Alteration/Modification Agreement. If the proposed Smart Video Door Bell complies with the requirements in this Rule, and as a condition to receiving the Board's written approval, that:

- A. The Co-owner is solely responsible for the cost of installing the Smart Video Door Bell and, if applicable, the Surveillance Device installation will be performed by contractors licensed in Michigan and fully insured (see 3D.);
- B. The Co-owner is solely responsible for insuring, maintaining, repairing and replacing the Smart Video Door Bell and for any damages or costs resulting from this Device and the costs of any repair, replacement or maintenance of any other Common Elements necessitated, caused by, or related to this Device; and
- C. The Co-owner will indemnify and hold the Association harmless from any liability, claims or damages in any way related to the Smart Video Door Bell, 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-owner has complied with this Rule and the alteration/modification meets all of the requirements of this Rule;

- B. The Co-owner has submitted a signed request for alteration/modification approval form and the form has been countersigned by the Association or its designated agent; and
6. Preferred Dimensions and Colors. While Board approval is required for all Smart Video Door Bell Devices, the Board suggests that Co-owners only submit proposed plans for Devices which are satin/black, or some other neutral color, and meet the following dimensions for smart video doorbells:

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"

7. 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.
8. Approvals Revocable. Any approval granted by the BOD is in the nature of a license. If a Co-owner is not in compliance with the conditions of any BOD approval, the BOD may revoke the approval upon thirty (30) days written notice.
9. Applicability. This Rule shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents.

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Respectfully submitted,
Board of Directors
Stony Ridge Condominium Association