

# TALEGA MAINTENANCE CORPORATION

## GUIDELINES FOR INSTALLATION OF SECURITY CAMERAS AND SURVEILLANCE EQUIPMENT

Adopted and Effective \_\_\_\_\_, 2022

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1. Owners desiring to install security/surveillance equipment, including but not limited to cameras, wiring, mounting devices, and the like (“Equipment”) on the exterior surfaces of the Residences, roofs, fences and/or exterior walls, or within the landscaped portions of the Lots must comply with these Guidelines.
2. The proposed Equipment shall also be consistent with any applicable provisions set forth in the Association’s Governing Documents, including, but not limited to the currently approved Architectural Guidelines.
3. The Equipment shall be of a type and be placed and/or positioned in a manner which does not breach the reasonable expectation of privacy to be afforded to surrounding residents or users of the Common Area in proximity to Owner’s Residence. The Equipment may not capture or allow viewing of areas on adjacent Lots or the Common Area where there is a reasonable expectation of privacy. After installation, in the event of a complaint, Owners may be required to provide screenshots of areas captured to demonstrate and ensure compliance with this requirement.
4. The Equipment may not include or incorporate any unreasonable light or noise that would cause a nuisance to adjacent residents or the users of the surrounding Common Area.
5. Wiring and other components related to the Equipment shall be sufficiently screened, hidden, or painted to reduce the aesthetic impact of the installation.
6. Neither Owner, Owner’s occupants, tenants, invitees, or anyone acting in concert with Owner shall engage in the unauthorized use of images captured by the Equipment.
7. Any failure to maintain the Equipment pursuant to the standards set forth in the Association’s Governing Documents or pursuant to these Guidelines may result in a requirement to remove the Equipment. Prior to removal, the Association will provide notice to the Owner of any deficiencies and request that Owner correct the issues. Owner will also be afforded the opportunity to attend a hearing before the Board.