

**SHEA PATIO VILLAS HOMEOWNERS ASSOCIATION, INC.**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**EXTERNAL CAMERA POLICY**

(Effective February <sup>20, 06</sup> 1, 2024)

This Resolution is intended to replace any previous resolution or rule and regulation regarding the use and installation of cameras on the external portions of a Residential Unit or Lot and is to govern the installation of and use of cameras throughout the community.

**RECITALS**

WHEREAS, Shea Patio Villas Homeowners Association, Inc. (“Association”) is governed by the Amended and Restated Declaration of Covenants, Conditions and Restrictions (“CC&Rs”) for Shea Patio Villas, as recorded on October 6, 2006 at Instrument Number 2006-1328640, Official Records of the Maricopa County Recorder’s Office, Bylaws, Articles of Incorporation, Rules & Regulations (collectively referred to as the “Governing Documents”);

WHEREAS, pursuant to Article 5, Section 5.3 and Section 5.9 of the CC&Rs, the Board of Directors may, from time to time, adopt rules and regulations relating to the management, operations and governance of the Association;

WHEREAS, pursuant to Article 3, Section 3.1 Owners must obtain prior written approval before making alterations to the exterior of any Residential Unit or Lot within the Association and the Association may adopt rules regarding architectural guidelines;

WHEREAS, the Board of Directors has determined that, in order to maintain the aesthetic harmony of the community and to protect the privacy of the residents, it is necessary to limit the installation of external cameras upon Residential Units and Lots within the community;

THEREFORE, BE IT RESOLVED that the Board of Directors of the Shea Patio Villas Homeowners Association, Inc., hereby approves and adopts this Resolution for installation of external cameras upon Residential Units and Lots, and hereby incorporates the following rules relating to approval of installation of cameras on said property.

**EXTERNAL CAMERA POLICY**

1. Owners may install one doorbell camera onto the external portion of their Residential Unit in a location to, or as close as practical to, the original doorbell location, without seeking prior approval from the Architectural Committee.
2. Doorbell cameras installed shall not be aimed at another's property and must be installed to maximize neighbors' privacy.

3. The type of ring doorbell shall be a Ring doorbell, or similar product, that is non-commercial in nature and intended for use in residential circumstances.
4. Owners with cameras installed prior to this policy will have 90 days to submit an architectural application to be reviewed for compliance with this policy. This period is intended to allow owners to "grandfather" their existing cameras while ensuring adherence to the Association's standards. Owners must submit an attestation form with the architectural application, confirming that the camera is directed in such a manner as to not infringe on the privacy of neighboring properties. Failure to submit for review may result in required removal.
5. Owners seeking to install any additional cameras must submit an architectural application and obtain prior written approval. The application must include the aforementioned attestation form regarding the direction and angle of the camera.
6. Justification for additional cameras must be documented in the architectural application, citing specific needs such as safety or security reasons.
7. Decisions by the Architectural Committee regarding additional cameras are subject to final approval by the Board of Directors, ensuring adherence to the established standards and preservation of privacy.
8. It is the intent of the Board of Directors and this Resolution to limit the number of cameras installed upon a Residential Unit or Lot except upon the showing of extraordinary circumstances by individual Owners to the contrary.
9. Owners who have cameras currently installed must attest that the cameras do not provoke an invasion of privacy and submit proof or reasonable assurance of compliance. This attestation will be part of the architectural application process.
10. The Association is not responsible for mediating disputes regarding camera installation and direction. The Association will only step in if there is a clear violation of the policy, as determined by the architectural application and attestation process.
11. The burden of proof in disputes regarding camera placement and direction will rest upon the homeowners involved. The Association will provide guidelines for proper installation but will not be held liable for individual compliance.

The Board reserves the right to amend or repeal this resolution if circumstances require such amending or repealing.

[End of Resolution. Certification on Following Page]

**CERTIFICATION**

I HEREBY CERTIFY that the foregoing is true and correct, and the above Resolution was approved at a meeting duly called and held where a quorum of the Board was present. I further certify that all requirements for this Resolution as set forth in the Recitals were met.

DATED this 20<sup>th</sup> day of February, 2024.

**Shea Patio Villas Homeowners Association, Inc.**

Olivia Bellato

By:

Its: Shea Patio Villas HOA President