

VILLAGE AT RIVERBEND  
POLICY: USE OF EXTERIOR SURVEILLANCE CAMERAS  
EFFECTIVE February 01, 2023

1. Interior Unit Surveillance Cameras: VRB owners are permitted to install interior video/audio Surveillance Cameras inside their unit without the need for board approval. Owners are subject to the laws of New Hampshire regarding camera and audio recording. A unit owner who uses interior video/audio Surveillance Cameras to record audio without consent of the recorded party/parties will be in violation of New Hampshire State Law, NH RSA 570-A, and Owners may be subject to criminal penalties.
  
2. Exterior Surveillance Cameras:  
Video Doorbell Cameras - ***One*** Video Doorbell Camera per Unit is permitted. Board approval is not required if a wireless video doorbell camera is installed, but the Owner must email the Board and Management Company prior to installation stating the brand and model. If the Owner intends to install a hardwired video doorbell camera the Owner must file a Request for Permission to Modify Common or Limited Common Area form.

Owners who currently have a doorbell camera must notify the Board and Management Company within two (2) weeks after the effective date of this Policy of the type of doorbell camera, wireless or wired, brand and model. If a wired video doorbell camera has been installed the Owner must complete a Request for Permission to Modify Common or Limited Common Area form.

All doorbell camera styles must be a combination doorbell and camera (example Ring brand), cameras not physically contained within the doorbell are not permitted. The video doorbell camera must be mounted at the front door and restrict motion detection and viewing to the shortest distance from the Owner's door in order to limit recording common areas. The objective is for the Owner to view their doorway area, not beyond. "Shortest distance" is hereby defined as motion detection, motion zones, notification zones and viewing must be set to the shortest/most restrictive distance possible as detailed in the Manufacturer's product description and specifications. Video Doorbell Cameras that record audio without consent of the recorded party/parties will be in violation of New Hampshire State Law, NH RSA 570-A and Owners may be subject to criminal penalties. Owners who violate this Video Doorbell Camera Policy will be notified by the Board President to conform to the Policy or be subject to a Board order to remove the Video Doorbell Camera.

Non-Doorbell Exterior Surveillance Cameras - Except for ***one*** video doorbell camera per Unit ***all*** other Exterior Surveillance Cameras are prohibited. This includes hardwired,

WIFI, Bluetooth, and self contained wildlife cameras. Owners are not permitted to install any Exterior Surveillance Cameras on VRB property, this includes the exterior of any residential structure, garage, other structures, or any tree or landscaping. This paragraph is not intended to restrict the personal use of cellular telephones or handheld type cameras.

3. Violations for Exterior Surveillance Cameras:

Grace Period for existing non-doorbell exterior cameras. Any unit owner with an existing Non-Doorbell Exterior Surveillance Camera(s) must abide by all of the rules of this policy and remove all exterior camera(s) within 60 days after the effective date of this policy by the Board of Directors. If the owner is unable to remove the camera(s) within 60 days a written request for an extension must be submitted to the Board demonstrating a reasonable need to be granted an extension by the Board.

Owners who fail to comply with the BOD policy banning the installation of exterior Surveillance Cameras will be subject to the following penalties:

- First violation of the Policy: A written notice and warning from the Board President will document the exterior surveillance camera violation. The Owner will be required to remove the camera(s) within 15 days and restore any altered elements of the Common Area or Limited Common Area to its original state. If the Owner fails to comply within 15 days on the 16th day a \$500.00 fine will be imposed on the Owner. All costs, including any costs, fees (including attorney's fees), and interest associated with any fines related to non-compliance, as well as any costs associated with remediation, are the sole responsibility of the unit Owner.
- If the Unit Owner fails to comply with a directive as stated above, the Unit Owner shall be fined an additional \$500.00 per week until the Unit Owner complies with this Policy.
- Second and subsequent violations: \$1000.00 fine.
- The Association will file a lien against the violating Unit Owner following 30 days of non-compliance, and the Board shall remove the surveillance camera(s) at the Unit Owners expense, and the Unit Owner shall bear any responsibility for any damage that results from the removal.