

VILLAGE AT RIVERBEND POLICY: USE OF INTERIOR AND EXTERIOR SURVEILLANCE CAMERAS

EFFECTIVE DATE: June 12th, 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 Unit Surveillance Cameras:

a. Video Doorbell Cameras - One Video Doorbell Camera per Unit is permitted. Board approval is not required if a wireless video doorbell camera is installed. 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. 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 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 of Directors (BOD) to conform to the Policy or be subject to a Board order to remove the Video Doorbell Camera.

b. Non-Doorbell Exterior Surveillance Cameras – In addition to one video doorbell camera per Unit, one Exterior Surveillance Camera per Unit may be installed. Installation is permitted solely on the back of a Unit's building within the owner's Limited Common Area. Owners are required to obtain board approval prior to any installation if installation involves any modification to a building's exterior structure. Mounting an exterior surveillance camera to a building's exterior modifies the building's structure. Owners seeking board approval are required to submit a Request for Permission to Modify Common or Limited Common Area form. Exterior Surveillance Cameras may only be aimed at the owner's limited common area and should be aimed so that the surveillance camera does not capture other owners' limited common area or

Units. Additionally, Exterior Surveillance Cameras may not record sound. A unit owner who uses an Exterior Surveillance Camera 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.

Owners are not permitted to install any Exterior Surveillance Cameras on garages, other Common Area structures, or any tree or landscaping.

3. Violations for Exterior Surveillance Cameras:

Any unit owner with an existing Non-Doorbell Exterior Surveillance Camera must abide by all the rules of this policy.

Owners who fail to comply with the BOD policy on 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 of Directors will document the Exterior Surveillance Camera violation. For non-authorized installation the Owner will be required to remove the camera within 30 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 30 days on the 31st 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/per month until the Unit Owner complies with this Policy.
- Second and subsequent violations: \$1000.00 fine per week/per month.
- Upon the 30th day of non-compliance, the unit owner will become subject to having a lien filed on the property, and the Association, at its convenience, making the necessary corrections to bring the property into compliance with this policy. Fines will continue to be assessed until all work is completed. All costs related to these actions will be charged to the unit owner and added to the amount due.