

## VILLAGE TOWNHOMES, INC.

### RULES & REGULATIONS – PERSONAL SECURITY DEVICES (PSD)

Keeping the integrity of the common elements of the Village Townhomes Association (VTH) property in a good and orderly manner, the Board has adopted the following rules and regulations:

1. Personal Security Devices (PSD), including but not limited to security cameras, doorbells, etc., must be approved by the Architectural Committee prior to installation by an owner. An Architectural Application is required which may be obtained on the VTH website at [www.villagetownhomes.org](http://www.villagetownhomes.org)
2. PSD may only be installed in the following locations: a porch light with built in camera, doorbell with built in camera at the front entry and rear gate, and a small personal camera mounted directly on top of a carport storage box.
3. No cables, raceways, nor boxes may be attached to the outside of the building wall or the roof. Cables must enter through the attic. No exterior modifications or attachments may be made to the exterior of the building walls for installation. No wires may be exposed or run along the exterior of the building. Association power may not be used to power any such devices.
4. PSDs must be professionally installed. The unit owner must provide proof that the contractor is insured and licensed.
5. The Board may inspect the installation and maintenance of the PSD at any time to ensure compliance with these rules.
6. Once installed, the owner will be responsible for the maintenance of the PSD. If additional cost is required to maintain the portion of property on which the PSD is installed, the Board may assess this cost back to the unit owner, after notice and hearing. If it is necessary for the Association to remove the PSD to perform maintenance, the owner will be advised accordingly. Association is not responsible for loss of service. Association does not take responsibility for the reinstalling of PSD.
7. The owner shall be responsible for the cost of any maintenance, repair or replacement to the Association's property resulting from installation of the PSD, including the cost to restore the Association's property to its original condition upon removal of the PSD.
8. The Owner hereby indemnifies and holds harmless the Association, its Board of Directors, agents and members from any and all claims, controversies or causes of action resulting from the installation or use of the owner's PSD, including the payment of and all costs of litigation and attorney's fees resulting there from. Owner agrees to be responsible for any damage to the property or any injury to any individual as result of the installation of the PSD.

9. The Owner agrees to provide upon request by the Board of Directors, the recording of any particular instance that may be relevant or useful to any legal claim or security manner.
10. The Owner may only use the PSD for security purposes, and the PSD may only be directed at the owner's unit and not intrusive upon any other or other owner's exclusive use areas. Owner shall not maliciously use the content of their PSD.
11. All security signs must be posted in the following format: a window sticker, not larger than 3" by 3" placed on the lower right hand side of the window closest to the front entry of the townhome, or a small yard sign not larger than 9" by 9" placed in the front planter area, and must not sit more than 18" from the ground to top of sign. All signs must contain the security company logo, and must not be a generic security sign.
12. All PSD shall be installed in strict compliance with these rules and regulations. Any deviation from these rules and regulations without the written consent of the Board of Directors may result in the dismantling and removal of the PSD by the Association without notice. All costs of removal and restoration shall be borne by Owner. The Association reserves the right to levy a continuing and daily fine for each and every day an unauthorized PSD shall remain on the premises after the Owner has been notified to remove it, or advised to re-install the PSD in conformance with the rules and regulations. The Board of Directors shall set the fines in accordance of approved guidelines.