

RULES REGARDING SECURITY CAMERAS

Purpose: Adoption of rules regarding Security Cameras by the Town & Country Village Homeowners Association, Inc. ("Association").

Authority: The Second Amended and Restated Declaration for Town and Country Village Townhomes as recorded in the real property records of Douglas County on July 10, 2019, at Reception No. 2019040998 ("Declaration"), the Association's Bylaws, Articles of Incorporation, and Colorado law.

Effective Date: September 1, 2019

Resolution: The Association hereby adopts the following rules:

Individual homeowners may install security cameras to their units under the following conditions:

Front door - Door bells may be replaced by either a battery-operated system or a system which uses the current doorbell wiring to either charge the batteries in the system or to power the system. No security system may be installed that requires installation of 120-volt power to the front door area, or requires any additional hard wiring, i.e. video cable.

Rear of Home Security Camera - Unit owners may replace the current outdoor light fixture with a light and camera operating system. The unit must be installed using the current light attachment box (junction box) and this box cannot be moved from its original location. No additional wiring is allowed without prior, written approval from the Association, i.e. video cable or electrical wiring. The style of light should remain consistent with the style throughout the community.

ANY EXCEPTIONS TO THE ABOVE REQUIRES THE PRIOR WRITTEN APPROVAL BY THE ACC COMMITTEE.

1. **Supplement to Law**

The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the community.

2. **Deviations**

The Board may deviate from the procedures set forth in this Resolution if its sole discretion such deviation is reasonable under the circumstances.

3. **Amendment**

This policy may be amended from time to time by the Board of Directors.

4. Severability

Invalidation of one of the foregoing provisions by court order or judgment shall have no effect on the remaining provisions which shall remain in full force and effect.

Certification:

The undersigned President of the Board of Directors for Town & Country Village Homeowners Association, Inc., a Colorado nonprofit corporation, hereby certifies that the foregoing Rules approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on November 15, 2018 to be effective Sept 1, 2019.

Town & Country Village Homeowners Association, Inc.

By: Sue Leonard
Its: _____