

FAIRLINGTON ARBOR CONDOMINIUM, INC

POLICY RESOLUTION NO. 24- 03

RULES GOVERNING INSTALLATION OF EXTERNAL CAMERAS/MONITORING DEVICES

WHEREAS, Article IV, Section 2 of the Bylaws of the Fairlington Arbor Condominium, Inc. ("Council") assigns to the Board of Directors ("Board") the powers and duties necessary for the administration of the affairs of the Council and may do all such acts and things as are not by law, the Master Deed, or the Bylaws directed to be exercised and done by the co-owners; and

WHEREAS, Article IV Section 3 (f) of the Bylaws empowers the Board to make and amend rules and regulations to assist the Board in administering its duties; and

WHEREAS, Article VI, Section 4 of the Bylaws provides that owners shall not make external changes to the family units or limited common elements without providing written notice to the Board of the proposed change, and the Board has the right to approve such changes if they conform to the community's architectural standards, and that the Board has the right and responsibility to establish policies regarding such changes; and

WHEREAS, Article VI, Section 7 (12) of the Bylaws provides any damage to the buildings caused by any owner shall be repaired at the expenses of the co-owner and such expenses shall be specially assessed against the owner; and

WHEREAS, the Board finds it in the best interest of the Council to adopt rules for installation of external cameras/monitoring devices on building exteriors or limited common elements.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board duly adopts the following rules and policies:

- I. DEFINITIONS** - Capitalized terms used in this document shall have the meanings setforth in the Association's Documents unless otherwise defined herein.
- II. DOORBELL CAMERAS** - Doorbell cameras 5.1 x 2.4 x 1.1 inches or smaller conform with the Council's architectural standards. Doorbell cameras may be placed on the exterior door or screen door and shall not be placed on the door frame or building. exterior. Doorbell cameras may be placed on the front or rear doors.
- III. EXTERIOR CAMERAS – Not permitted.**
Exterior cameras, other than doorbell cameras, are not permitted; owners may place cameras within their units to view the exterior as they see fit.
- IV. EXISTING CAMERAS** - Owners with existing cameras installed on the exterior of the building, which were not previously approved, shall remove such cameras or apply for an exception within 60 days of this resolution's adoption.

Exceptions will not be granted for placing cameras on building exteriors or limited common elements.

- V. **DAMAGES** – Owners will be responsible for the repairs for damages caused by any cameras already installed on the building exteriors or limited common elements. If owners fail to make adequate repairs to the building, they will be assessed for the repair costs.
- VI. **GENERAL** – The Board's approval of the architectural compatibility of any cameras is not an authorization for the installing owner to violate any privacy laws. If an individual feels that their privacy rights are being violated by a unit owner's camera they should seek proper legal recourse.

The effective date of this Resolution shall be November 25, 2024 and shall supersede and replace any prior resolutions regarding external cameras/monitoring devices.

Fairlington Arbor Condominium, Inc.



Patricia Schoen, President

**FOR ASSOCIATION RECORDS
FAIRLINGTON ARBOR CONDOMINIUM, INC.
ADMINISTRATIVE RESOLUTION NO. 24-03**

**RULES GOVERNING INSTALLATION OF EXTERNAL CAMERAS/MONITORING
DEVICES**

Duly adopted by unanimous written consent of the Directors, the last consent received on

AND/OR

Duly affirmed/adopted at a meeting of the Board of Directors held November 25, 2024.

Motion by: Joan Wadellton Seconded by: Ben Firehock

VOTE	YES	NO	ABSTAIN	ABSENT
President	✓			
Vice President				
Secretary	✓ JW			
Treasurer	✓ BT			
At-Large	✓ JW			

ATTEST:

[Signature]
Secretary

12/4/24
Date

I hereby certify that a copy of the foregoing Resolution was published to all owners this 13th
day December, 2024.

[Signature]
Manager