



NEPENTHE ASSOCIATION
1131 Commons Drive, Sacramento, CA 95825
916.929.8380 FAX: 916.929.1773
nepenthe@fsresidential.com

December 7, 2021

Re: Emergency Approval: Installation of Security Cameras at 2266 Swarthmore

The CC&Rs, Section 3.10, require that you seek approval of the installation of security devices from both the Architectural Review Committee and the HOA Board of Directors. Due to the immediate need and circumstances of this request, **you are requested to review and formally commit to meeting the criteria for security cameras as defined in Section 24 of the Architectural Review Committee Guidelines last approved on Feb 3, 2021, provided for your convenience below.**

24. Security Cameras

Installing exterior security system and cameras is considered an architectural alteration to a home's exterior and therefore requires prior approval of the Architectural Review Committee and Board of Directors. The installation will only be approved after neighbors' rights to privacy and "quiet use and enjoyment" of their property has been considered and neighbors have acknowledged the proposed installation.

In instances where a neighbor objects to the proposed installation, the Board of Directors may ask for advice from the association attorney who will review the application and the basis for the objection before rendering a decision on the application. Any expenses incurred by the association will be the responsibility of the applicant.

Applications

Applications to install an exterior security system and cameras must include the following:

- *a plot plan showing the locations of cameras in relation to the residence, neighboring structures and common areas;*
- *specifications on the size, camera shape and camera angles;*
- *a diagram showing the field of view for each of the cameras;*
- *pictures of the exterior locations where cameras will be mounted.*

The Architectural Review Committee may require a new application and neighbor acknowledgement if there are any changes made to the initial application. Such changes include, but are not limited to, altering the location, equipment or field of view of the camera(s).

Security Systems

*Security systems may be wireless or hard wired. If hard wired, wiring shall be run within the wall of the residence. A small penetration, properly caulked to prevent moisture intrusion, in siding is permissible to accommodate hardwired systems. *See 5. Burglar Alarms*



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Camera Types

There are a variety of cameras available. Typical types are Dome, Turret and Bullet cameras. Only infrared (IR) motion detecting cameras are permissible for night viewing. Cameras requiring bright light illumination for night viewing will not be approved.



Dome Camera



Turret Camera



Bullet Camera

The camera type utilized will be dependent on the location of the installation. The camera's exterior housing shall be painted to match the color of the exterior surface on which the camera is mounted. Residents are encouraged to utilize a licensed security system vendor to assist in selecting the proper camera for the proposed location.

Placement of camera(s)

Home security cameras need to be mounted in the least intrusive or visible locations, and may be focused only on the resident's property. The height of cameras shall be no more than 6 inches above or 6 inches below the plate line (flashing line between vertical siding panels) and no higher than 102" above ground level at highest point. Cameras may never be directed at windows of adjacent residences, neighboring property (for example, patio areas) or common areas, with the exception that security cameras may be placed on garage exteriors with the camera angle limited to the front edge of the garage reaching to the owner's mailbox in common area.

Security System Signage

Security system signs affixed to fences, gates, residences and mailbox posts are not permissible. Small decals or signs indicating that the home is protected by an alarm system, size not to exceed 3"x 8", may be placed on a lower corner of the first-floor windows or another location approved by the Association.

If the resident has questions about the proper location of security cameras, the Management Office should be contacted for guidance before the cameras are installed. (916-929-8380; Mon - Fri: 9am-6pm. Sat: 9am to 1pm)



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IT IS THE HOMEOWNER'S RESPONSIBILITY TO ENSURE THAT THE INSTALLATION IS COMPLETED IN COMPLIANCE WITH THE ABOVE CRITERIA.

I have read the above ARC Guidelines and agree to provide them to the installation contractor and ensure that all criteria are met

Print name

Date

Resident's Signature

Resident's Address

Acceptance acknowledged:

Bettsi Ledesma
General Manager

Date