

SUBJECT: SECURITY SYSTEMS
AMENDED: SEPTEMBER 2014

ARR NUMBER 3.5

PURPOSE: To establish guidelines for co-owners who wish [at their own expense] to install battery/electric powered burglar and/or fire alarm systems in their units.

Smoke alarms do not require approval and are strongly recommended by the Board.

POLICY: Co-owners that desire to install an in unit security system may do so when the following requirements and procedures are followed.

REQUIREMENTS

1. Audible alarms of any type (i.e. bell, horn, siren, or whistle) are not to be attached in any manner to the exterior of the building, garage roof, or building trim.
2. Surveillance equipment that is part of any type of alarm system is not to be attached in any manner to the exterior of the building, garage roof, or building trim.
3. Alarm systems are not to be installed in the attic space of any unit.
4. Alarm systems that are installed with interior audible devices and are connected either to the local police and/or a central dispatch office are permissible.
5. In the event that access to a unit is required and the co-owner is not available a person with the access alarm code should be contacted. Ref ARR 4.3 for submitting information.
6. Remedial action will be taken if an alarm system continues to activate as a "False Alarm". The action taken can be either deactivating the system or having the system removed entirely from the unit at the expense of the co-owner.
7. Alarm systems that do not adhere to the specifications of Items 1, 2 or 3 risk the chance of being removed at the expense of the co-owner.

PROCEDURES

1. Obtain Application Form from the Management Company (See ARR 3.5a for sample form).
2. Complete the entire form to include brand name, security office information.
3. Return the completed form to the Management Company 2 weeks prior to the next Board meeting.
4. The Architecture/Buildings & Grounds Committee will review the request for accuracy and completeness. If it is approved [by the committee] the request will forwarded to the Board for approval.