

The Village at the Bluff HOA

Security Camera Rules & Regulations

The below stated rules are in place to outline security camera and motion light guidelines within your community, as well as protect the safety and privacy of the tenants and development. All camera installations must be approved by the HOA board before placement to ensure proper privacy and aesthetic steps have been taken.

Utah Code 57-8a-218 section 15 states that "A rule may not prohibit a lot owner from installing a personal security camera immediately adjacent to the entryway, window, or other outside entry point of the owner's dwelling unit." However this code does not apply to covenants which all owners must comply with.

1. Before installing any security cameras, ring door bells or motion activated lights, an approval request or ACC request must be submitted.
2. The installed device(s) color will need to blend in or aesthetically match the surroundings. This will be approved after a formal request and picture of the equipment has been submitted.
3. Installation should not impact the unit's siding or exterior. If the unit is affected, the owner will be responsible to correct it immediately or upon moving out. Including any damages and repair costs.
4. There cannot be a negative impact on other units. For example: invasions of privacy, recordings of other tenant's property or in-home activity, nuisance lighting, etc. Owners and occupants are prohibited from using such cameras or motion lights in such a way that "will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property." They are not allowed to do anything that "tends to cause embarrassment, discomfort, annoyance, or nuisance to any person."
5. Footage will not be monitored 24/7 by administration. Any footage liability will be solely upon the unit owner.
6. Law enforcement may request footage and that it be viewed by the association's board or community manager or another party in the event of a subpoena or discovery request. Otherwise, association members, HOA management, and development/board members do not have the right to access it.

Here are links to different devices that can be used to attach cameras so that there is no drilling or damage to the unit. Installation will depend on the type of camera. Sample photos are attached.



[Amazon.com : iTODOS 2 Pack Clip Clamp Mount for All-New Blink Outdoor,Blink XT,Blink XT2,Blink Mini, Metal Desk Clip Clamp Holder. Attach Your Blink Home Security Camera Wherever You Like Without Any Tools](#)



[Amazon.com : Aobelieve Flexible Twist Mount and Weatherproof Cover for Blink Outdoor Camera, Black](#)



[DG-Direct Anti-Theft Video Doorbell Mount, No Drill Doorbell Mount For Apartment Door Renters Home Office, Fit For Most Kind Of Video Doorbell - - Amazon.com](#)



[Doorbell Mount for Blink Video Doorbell No Drill Anti-Theft Doorbell Holder Adjustable Angle Fit Apartment Door Not Block Doorbell Sensor - - Amazon.com](#)



Roll over image to zoom in

[Amazon.com : ALERTCAM 2Pack Suction Cup Mount for All-New Blink Outdoor/Indoor Camera, Blink XT / XT2, Blink Mini, Attach Your Blink Home Security Camera with No Tools](#)



https://www.amazon.com/dp/B09X7GHP4Z?pd_rd_i=B09X7GHP4Z&pf_rd_p=7672bfb7-93b0-4322-b745-2104db09c4df&pf_rd_r=RSE2C9XVC2SAQHSA9EZY&pd_rd_wg=lszwQ&pd_rd_w=CXtIL&pd_rd_r=f2c2f9fe-0a2f-45de-80fc-152fbed4c5a4

Command strips can be used to attach devices to the exterior of the unit.

Command Strips

[Command](#)

Article that might be useful

[Can You Mount A Blink Camera With Command Strips Double Sided Tape?](#)

Here are examples of proper security camera installation.



Command strip adhesive



Gutter mount

2723 South Hwy 89 Suite 1
Wellsville, UT 84339
Office: (435) 774-2005
CONTACT: North HOA Management Team (service@northhoa.com)