

Security Camera Policy

General Guidelines

The HOA retains the right to install and maintain security cameras anywhere on MeadowGlen property.

Any installation of security cameras by a homeowner is considered an architectural alteration of a commonly-owned element and requires written approval by the MeadowGlen community Board of Directors.

Board approved security camera systems installed before November 14th, 2016 will be considered to be in compliance with this policy.

Homeowners should call the Kent Police Department if a crime or suspicious has been recorded on a homeowner-installed security camera system. As a courtesy, the HOA board of directors and MeadowGlen Block Watch requests to be informed of any incidents reported to the police.

Please follow these guidelines regarding requesting and installing security cameras:

Approval of Camera System

1. Submit your request to install security cameras in writing (email is acceptable) to the HOA board via Bell-Anderson. The Board will respond, in writing, within 7 business days. No installation of cameras will be allowed without written consent of the HOA Board. The Board may request the removal of any un-approved security cameras.

Installation Guidelines

1. The maximum number of allowable cameras per unit is determined by the size and location of the unit.
 - Middle units -- not located at the end of a building -- are allowed a maximum of 2 cameras. (One each front/back of building.)
 - End units are allowed a maximum of 3 cameras. (One each front/back of building, and one above main entry door.)
 - If there is a blind spot adjacent to a unit that cannot be seen by the camera placement outlined in Installation Guideline 2 (*below*) -- or if the area is a high prow area -- special approval for an atypical installation can be requested from the HOA Board. "High prow" areas will be determined by the board.

2. Cameras must be aimed and focused such that they capture only the limited common areas immediately adjacent to the unit on which they are installed. Cameras should not be directed so as to unreasonably infringe on any other unit's privacy. The HOA cannot be held liable for infringement of other homeowners' privacy or security.
3. Acceptable camera size and installation requirements are as follows:
 1. Size:
 1. Minimum – 1.6" x 2.8" x 2.5"
 2. Maximum - 7" x 3" x 4"
 2. Location:
 1. Lower corner of bedroom window
 2. Under front door overhang
 3. Type of cameras:
 1. Cameras must be stationary (cannot move to track motion)
 2. No dome cameras, fish-eye lenses, or computer webcams
 4. Cables and wires must be concealed. Wireless systems are encouraged.
 5. Any penetration of the building must be completely weather/water tight. Damage to the structure of any building due to installation of camera systems is determined to be the responsibility of the homeowner. All costs to repair water damage or pest infiltration due to camera installation will be borne by the homeowner.
4. The homeowner is responsible for the upkeep, maintenance, and repair of their equipment.
5. The homeowner must repair and repaint window trim and any other damage/penetration to the building structure once cameras are removed.
6. Audio recording is not permitted based on Washington State Law (RCW 9.73.030). No camera systems that include audio components will be approved.