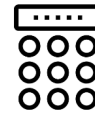
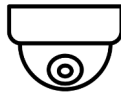


Application for Personal Security System Expansion into the Common Area



Homeowners at Yorba Linda Village are requesting to install or expand upon existing Personal Security Systems by adding exterior equipment such as cameras, sensors, doorbells, etc. to be attached to the exterior of a condominium unit, carport or other common area property.

Each owner has many rights regarding the inside of a condominium unit, meaning inside the interior walls, ceiling and floor, often defined as the inside airspace. Also owner certain granted rights regarding “exclusive use” areas such as the associated back yard, atrium and carport. Owner rights do not extend outside of the unit including areas such as the front and side yards, exterior walls, windows, doors, roofs, chimneys, walkways and other areas and items, all of which are referred to as “common area” for use by all owners and invited guests.

An owner may not install, store, modify, remove or place any equipment, lighting, fixtures, plants, planters, furniture, grounds coverings, decking and other physical items outside of the interior walls of the condo unit, including on the front porch, exterior walls or carports other than within assigned storage lockers. This includes that no installation of outside cameras, camera doorbells, and other security-type devices is permitted in the common area.

In light of recent vehicle and property break-ins, however, Yorba Linda Village HOA (called the Association) wishes to encourage owners to add or expand upon their personal security systems for the benefit of themselves, other owners and the Association in general.

To accomplish this end, the Association through it’s Management company and Board of Directors, will consider written applications to install, use and maintain approved outdoor personal security devices, with necessary wiring in specifically approved common area locations, to be attached to common area property when properly defined, identified and explained in a written application submitted to the Association and approved in writing.

The Association is also taking applications to add personal security devices to include coverage of the owner’s assigned carport area for viewing activity in and around the vehicles and storage lockers within the perimeter walls of the carport.

Some examples include motion sensors, motion-sensing outdoor lights, and cameras to cover the owner’s exterior condo windows, front doors, atriums, back patios, rear and side gates, adjacent driveways, general parking areas and the applicant’s carport and storage area. Because these items would be installed on common area property, approval must be received before the devices are installed.

Concerns and questions the Association must consider when reviewing applications include 1) if the equipment placement could infringe upon the privacy of others, including viewing into a neighbor’s

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back yard or neighbor's windows, 2) if the installation of the equipment could damage portions of the common area property, initially or in the future, increasing the Association's maintenance costs, 3) whether or not the Association becomes at risk for losing its insurance, liability coverage or incurring increased costs for them, 4) whether or not it is believed that the specific owner will act responsibly to handle all necessary and Board-requested maintenance of the equipment and modifications to the common area property, 5) whether or not it is believed the owner in the future will be willing to remove or pay for the costs of removal of the equipment, and 6) if it is agreed upon that at the time of sale, the owner will responsibly remove the previously-approved equipment and return the affected common area to the previous condition?

If the application is approved, the owner agrees to take responsibility and pay for all costs of equipment, wiring, installation and related proper electrical service to the exterior locations where cameras and other security-type devices are approved for installation including ongoing costs for electrical usage.

If a carport camera request is requested and approved, the Association is willing to provide standard electrical service for one or more carport area cameras, provide necessary electrical service in the carport, and pay for ongoing electrical usage because it is also of benefit to other owners, their personal vehicles and related storage lockers containing personal belongings.

If permission for a carport camera is requested, the owner must 1) agree that only the approved cameras as defined in this application will be connected to Yorba Linda Village carport electrical service and the owner will not install or cause to be installed other wiring, outlets or electrical service boxes or connect equipment to the carport electrical service, including modifications that would accommodate lighting and power equipment, and 2) grant permission to the Management and the Board of Directors to view, copy, record, duplicate and distribute copies of camera recordings related to activities within the YLV common areas as recorded by the owner's personal security system or on the account, and such viewing may be done in conjunction with local police or sheriff representatives, upon reasonable notice.

This application must be signed by the legal owner or legally authorized representative of the condominium unit. Requests submitted by non-owner residents, tenants or guests will not be considered

To proceed, submit this application completed and sent to the Management company along with related photos, drawings and brochures to assist the Association in having a comprehensive understanding of the application request, equipment to be used and the locations of that equipment. Send the application by mail to AMSS, 14780 Pipeline Ave, Chino Hills, CA 91709, fax to 909-444-7657 or email to amss@ylvhoa.com as an attachment.

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General Summary of Request: _____

Name of homeowner submitting the request: _____

Yorba Linda Village address: _____

If a carport camera installation is also being requested, the carport unit number is: _____

Homeowner email address: _____

Homeowner contact phone (Circle one: cell / home / work): _____

Detailed description of request: Provide full details of the purpose and reason for your request, including a description of each piece of equipment to be installed, locations of equipment to be installed, electrical and cable routing, and any plans, drawings, pictures, maps, etc. as applicable. Attach additional pages as necessary.

Contact information of any involved security contractors, electricians, engineers and/or consultants with details of their involvement. Attach additional documents such as bids from vendors, contractors, electricians, etc. and their contact information to assist the board in making a final decision.

Proposed Start Date: _____ Proposed Completion Date: _____

I agree to each of the following:

1. ___ No physical work will begin in the common area until written approval has been received from the Association.

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2. I shall comply with all conditions as specified in the written approval in order to proceed with the work.
3. I agree to secure any permits from the City of Yorba Linda as required by city, state and federal laws.
4. I agree to defend and hold harmless the Association and Management company against claims of liability by others regarding trespass or invasion of privacy related to the installation, adjustment or operation of this security equipment.
5. Within 30 days of completion, I will provide to the Association a report, copies of any required permits, and photos of the completed project.
6. I agree to properly maintain all equipment installed as part of this request, and/or any replacement of equipment that was initially installed as part of this request, and to remove any and all related equipment when it is no longer being used.
7. I agree to remove this system and all related equipment and wiring, including related equipment and wiring in the carport, upon sale or transfer of this condominium unit to another party.
8. I understand and give the Association authority to hold me, my estate, corporation or other related entities acting on my behalf financially responsible for the costs associated with removal of this equipment upon transfer of ownership or completion of sale if the equipment is not removed.
9. I agree to keep a hard copy of my approved application and related documents for my records and to provide to the Association if requested.
10. ___ I request approval to have a carport camera installed.
11. ___ I request approval to use electrical service in the carport for this camera(s) as offered by the Association.
12. ___ I request a date and time to meet with the Board of Directors to review this request and answer any questions about it. Please contact me to set up the date and time.

Signature _____ Date: _____

Allow up to 30 days for a response from the Association. If you have any questions or concerns, contact AMSS at AMSS@ylvhoa.com or by phone at 909-444-7655.