

RING STYLE CAMERA POLICY

Ring style cameras are permitted at CDS under the following conditions:

1. All camera installations must receive prior approval from the Board of Directors. Installation without prior approval may result in a fine.
 - a. Condition of approval will require that unit owner signs this document stating they understand the CDS Camera policy and agree to its terms.
2. AUDIO RECORDING is not permitted on CDS property.
 - a. Please note it is against the law to audio record a person's conversation without their prior approval.
 - b. Any audio recording will result in a fine and will be reported to the Ocean City Police Department.
 - c. The audio recording option on your Ring style camera should always be on the "off" position to ensure you are not recording someone's conversation. Doing so will ensure you are not breaking CDS rules and Maryland State Law. the specific reference to the Maryland law that generally prohibits audio recordings without consent is Section 10-402 of the Maryland Code (Courts and Judicial Proceedings). The full text of the current statute can be found on the Maryland state legislature's website here: [Laws - Statute Text \(maryland.gov\)](https://legis.maryland.gov/factsheets/Laws-Statute-Text)
3. Your Ring style camera should have the option to block out observation of the units to your left and right.

- a. It is required that when you install your camera you immediately program your camera not to observe your CDS neighbor's property.
- b. After installation, A screenshot of the "camera view" needs to be taken to confirm that neighboring property is blocked from view.
- c. The Board may request from you, at any time, a screenshot of the "camera view" to ensure compliance with the camera policy.
- d. You agree to cooperate with law enforcement regarding recording and access to any video you may have.
- e. Observing/Recording your neighbor's property will result in a fine.

4. Installation locations - You will be allowed to install cameras in the following locations only:

South side/ front options- installation location (choose one or the other)

- a. One – White Ring style doorbell to the right side of your front door.
 - i. This will be the same location where your doorbell would generally be located.
 - ii. It can be attached to your door trim.
 - iii. It may be wired, or battery powered.
 - iv. If you cannot find your choice of doorbell camera, in white you should paint it white. You are responsible for any maintenance or repairs that occur from this installation.

- v. No installation is permitted on any part of the common or limited common element areas, i.e., siding, j-channel, balconies or carport ceiling, unless specified in this policy.
 - vi. If the camera corrodes and becomes unsightly, you will be asked to remove/replace it.
- b. One – brown or black Ring style camera attached to the joist underneath of your 2nd floor balcony off the kitchen or piling most further from the Unit.
 - i. This camera shall only be battery or solar powered.
 - ii. This camera shall be pointed toward the front of your unit only. You are responsible for any maintenance or repairs that occur from this installation.
 - iii. No installation is permitted on any part of the common element or limited common element areas, i.e. siding, j-channel, balconies, or carport ceiling, unless specified in this policy.
 - iv. If the camera corrodes and becomes unsightly, you will be asked to remove/replace it.

North side/ back option installation location

- a. One – brown or black Ring style camera attached to the bottom of the second joist closest to the water (not the fascia joist) under your 2nd floor balcony (in the back) pointed towards your boat slip.
 - i. This camera may be battery powered, solar powered or wired.
 - ii. Stainless steel screws are required for install to prevent corrosion.

5. If you use a solar panel to power your Ring style camera, the solar panel and wiring should be located on the 2nd floor balcony and not under or on the front of the balcony. All wiring should be neatly tucked up to ensure that the solar panel and wiring are not visible
6. How to handle situation if cameras are already installed.
 - a. Technically, no one should have outside cameras installed. The board has consistently denied outside camera installations on common element property or limited common element property. The board has approved internally mounted cameras that point outward with no restriction.
 - b. Any cameras previously installed without approval will need to formally request approval and meet the installation requirements as proposed above.
 - c. Any members that are discovered to have cameras but haven't requested approval will be asked to apply for approval within 15 days.
 - d. Members not complying with an application in 15 days will be asked to remove camera and possibly be fined.

I agree to the above terms and conditions

Signature: _____

Date: _____

Unit #: _____

Revised: February 18, 2025