

Bethany Springs Condos Homeowner Association
Exterior Security Camera Guidance October 2025
As approved by a 100% vote October 2025 of the Membership

Camera Types Automatically Approved

- Front Door Doorbell Ring Camera
- Rear Door DoorBell Ring Camera
- Interior Security Cameras or cameras inside the unit placed in windows facing outward

Note: Specialized camera installations or variance from this guidance needs to be approved in writing from the BSCHOA board. No verbal approvals. If this guidance is followed no additional approval is required.

Installations not followed in this guidance will be required to be removed by the homeowner or will be removed by the HOA board maintenance personnel at the homeowner's expense. Camera installations can be done by an approved security contractor or the homeowner themselves.

Types of Cameras that are **not** approved:

- Any camera mounted on the brick of the building
- Any installation of cameras that requires the drilling of holes in the brick or brick mortar of the buildings
- Floodlight Camera (has built in floodlight to the camera)
- Solar-powered security cameras utilizing solar panels
- Turret Cameras
- Pan-tilt-zoom (PTZ) cameras
- Any camera not white in color
- Any camera invading on another resident's home privacy

Camera Types that are approved:

- Outdoor rated security cameras with an IP rating of IP66 or higher
- Camera's White in Color Only
- Bullet Camera Types (Also known as lipstick camera)
- Dome Camera Types with clear or smoke fixed domes
- Bullet Cameras smaller than 8 inches in length.
- Dome Cameras smaller than 8 inches wide
- Maximum of 6 Total Exterior Security Cameras per unit
- Cameras mounted on the white soffit under the eave of the roof.
- Cameras other than the breezeway area installed behind the gutter downspouts of the unit and on the roof white vinyl soffit to partially conceal their installation.
- Any wiring should be fished through the vents in the soffit to the interior if required

- Rechargeable wireless cameras are recommended for ease of installation and removal.

Location of Cameras that are approved.

Front:

- One Camera inside the entrance breezeway facing down, pointed at the front door, or out but not visible from the street.
- One Camera on the side of the garage between the gutter downspout and brick wall mounted or clipped on the white vinyl soffit. (Partially hidden behind and by the downspout)
- Larger End Units: One Camera between the gutter downspout and brick wall and the end of the unit by the middle unit mounted or clipped on the white vinyl soffit. (Partially hidden behind and by the downspout)
OR
- Middle Units: One Camera between the gutter downspout and brick wall and the end of the unit by the end unit mounted or clipped on the white vinyl soffit. (Partially hidden behind and by the downspout)

Side of Unit:

- One Camera on the side of the unit between the gutter downspout and brick wall mounted or clipped on the white vinyl soffit. (Partially hidden behind and by the downspout)

Rear of the Unit

- One Camera on the rear of the unit between the gutter downspout and brick wall mounted or clipped on the white vinyl soffit. (Partially hidden behind and by the downspout)

Patio or Sunroom Door Area

- One Camera on facing the rear door of the unit or out from the unit between the gutter downspout and brick wall or Patio White Wall mounted or clipped on the white vinyl soffit. (Partially hidden behind and by the downspout)