
LEDGEMERE COUNTRY CONDOMINIUM ASSOCIATION

Exterior Security Camera Procedures & Request Form

1. Placing a security camera on the exterior of a unit or within the common elements of the community is only permitted after receiving written permission of the Board of Governors. Unit owners are required to receive consent for both new and replacement installations. The Board of Governors may deny this request if they, in their sole discretion, determine the request to be unsightly and/or incompatible. The unit owners will comply with all of the conditions established by the Board of Governors. “Unit Owners” shall include any successors in title, in perpetuity.
2. The unit owner shall be responsible for all costs, expenses and damages associated with having a security camera on the property, including liability any for privacy/legal issues that may arise.
3. Cameras may be installed by either the Unit owner or a professional installer.

If the camera is to be installed by someone other than the Unit Owner, installer must carry worker’s compensation and (minimum) \$1,000,000 general liability insurance. Installer must provide copies of insurance certificates with *Ledgemere Country Condominium Association, C/O FirstService Residential, 3000 Davenport Ave Suite 201, Canton MA 02021* listed as an additional insured. Unit owner must submit a copy of the professional installer’s license and insurance documents to the Board of Governors along with this request form. Submit all documents as an Architectural Modification request at <https://ledgemerecountry.connectresident.com/>

4. Camera location and installation process must be approved by the board and reviewed with the site superintendent prior to installation. Camera direction, field of view, etc. may not exceed the bounds of the limited common area associated with the unit of installation. This is to preserve neighboring units’ privacy.
5. The authority for final inspection for compliance is retained by the Board of Governors of Ledgemere Country Condominium and its managing agent or site superintendent. Unit owner agrees that any upgraded common areas shall remain common areas of the Ledgemere Country Condominium Association, subject to the rule making authority of the Board of Governors. Unit owners shall be responsible for any damage to the building, as well as any air/water penetration caused by the installation. Unit owner agrees to remove and restore the area to its original condition upon the request of the Board of Governors if the installation becomes unsightly or inoperable in the future.

The undersigned Unit Owner(s) of address _____ within the Ledgemere Country Condominium Association, in accordance with the rules and regulations, do hereby request the consent of the Board of Governors to place a security camera on the exterior common elements of the property.

Please describe the location and installation method (wired/wireless, any holes that will be made in the building):

Print Unit Owner’s Name

Unit Owner’s Signature

Date of request

Adopted August 2024