

Indoor & Outdoor Security Systems

Homeowners can install a security system inside their units without any LBVHOA Board approval. Outdoor security systems require architectural approval by the LBVHOA Board and must follow the following guidelines:

1. A Ring camera or similar device can replace a front doorbell without LBVHOA Board approval.
2. Only (1) additional camera can be added to the front of a unit mounted in an inconspicuous location that does not attract attention.
3. Only (1) additional camera can be added to the back of a unit mounted in an inconspicuous location that does not attract attention.
4. Only (1) additional camera can be added to the garage door frame of a unit mounted in an inconspicuous location that does not attract attention.
5. An architectural form must be submitted to the LBVHOA Board for review that includes details, drawings and pictures of where the cameras will be mounted.
6. Mounting of all additional cameras will be limited to the wooden soffit within the perimeter of a front courtyard or rear deck only. The cameras will be either wireless/Bluetooth connectivity or low voltage wire. The drilling of mounting holes into the soffit will be permitted per the architectural drawings submitted and approved by LBVHOA Board to the homeowner. Drilling holes into any brick/cement of any building is not permitted.
7. Unmounted cameras that do not require a fixed base can be placed anywhere within the perimeter of a front courtyard or rear deck. Limits to the number of cameras still applies from paragraphs (2), (3) and (4).
8. Camera bodies can be white only. If a deviation in color is requested, it must be detailed in the architectural form submitted to the LBVHOA Board.
9. If any cameras will be installed by an outside contractor, the LBVHOA Board will require a COI from the contractor that must include Liability and Workman's Compensation insurance. The Lakebreeze Villas HOA must be listed as the additional insured. The COI must be attached to the submitted architectural request form received from the homeowner.
10. A homeowner will be contacted if cameras are required to be removed during building repairs or building painting. The LBVHOA is not responsible for camera damage or camera malfunction.