



AVENBURY LAKES ARCHITECTURAL STANDARD

Exterior Security Devices

Board Reviewed and Approved Dec 18, 2025

=====

This Standard page and the items in the checklist below MUST be attached to your Modification Request Form to be accepted for review.

- Photo of location of exterior security device installation
- Manufacturer and model, specifications, and photo/picture of security device to be installed
- Electrical contractor proposal if permit is required by the city
- Any permits (electrical) required by the city should be delivered to the Information Center prior to beginning the project - see permits required at <https://avenburylakes.com/architectural-2/>

Overview

- The Exterior Security Device Standard provides a framework for homeowners to install exterior security devices, including cameras, motion sensor light fixtures, and security camera/light combinations. Applying the standard enhances community safety while preserving the aesthetic character of the community and protecting other homeowners' privacy.
- The standard is intended to be flexible enough to accommodate future innovations in security technology, such as wireless and alternative sensing devices. New technologies will be evaluated on a case-by-case basis, based on the guiding principles of functionality, aesthetics, and privacy.

Standard

- Exterior Security device(s) may be installed at the front or back entry.
- Installation of exterior security devices should be mounted in the least obtrusive locations possible. Acceptable locations often include under eaves, inside a covered entryway, or above a garage exterior, with wiring concealed from view.
- Must be professionally installed if electrical permit is required.
- An installed security device is considered a permanent attachment to the dwelling and if removed, the place of installation must be restored to its original condition.

Security Cameras

- **Privacy protection:** Cameras must be aimed at monitoring the owner's property only. The camera's field of view may not record any neighboring windows, doors, backyards, or other areas where neighbors have a reasonable expectation of privacy. Cameras may not be directed at HOA common areas.
- **No audio recording:** Audio recording is prohibited on exterior security devices to protect the privacy of neighbors, guests, and delivery personnel.
- **Sirens and Strobes:** Use of siren and strobe light features should consider neighboring homeowners.

Security lighting

- **Illumination:** Light fixtures should provide appropriate illumination for security purposes while minimizing light trespass onto neighboring properties.
- **Motion-activated:** Security lighting must be activated by motion sensors. Continuous-on or always-on floodlights are not permitted, as they can cause light trespass and create a nuisance for neighbors.

Homeowner Responsibility

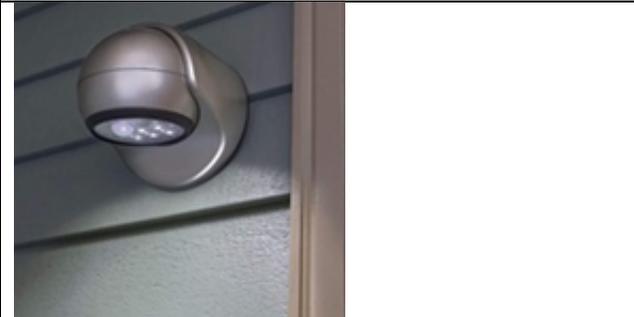
- Resident is fully liable for any damage resulting from the installation and/or use of the exterior security device.
- Homeowner assumes all responsibility for maintenance and repair.
- Homeowner must contact Information Center when project is complete so a committee member can do a final inspection.
- A copy of the complete Modification Request will be placed in the resident's permanent file. Homeowner should keep a copy of their modification request in their homeowner records.

SAMPLES OF SECURITY / MOTION SENSOR LIGHTING

Wired Security lights with motion detector



Motion activated wireless (battery operated) outdoor security light



Wired Camera with integrated LED lighting with adjustable light intensity



Wired Floodlight Camera combination

