



# VANDERHAVEN FARM VILLAGE I



## APPLICATION & APPROVAL PROCESS SECURITY CAMERA AND DOORBELL VIDEO INSTALLATIONS

1. Applications for Security Camera or Doorbell Video require a \$50 security deposit.
2. This application has the following components:
  - a. Appendix A - Security Camera and Doorbell Video System Instructions
  - b. Exhibit I – Application
  - c. Appendix B – Application Details
  - d. Exhibit II - Indemnification Agreement between Homeowner and Association
  - e. Exhibit III - License Agreement
3. All applicant Homeowners should carefully read Appendix A. This information is from the Amended By-Laws of Vanderhaven Farm Village I that permit the installation of these cameras.
4. If Homeowner is installing a **wireless** security camera and/or **wireless** video doorbell system, the Homeowner completes: Exhibit I, Appendix B, Exhibit II.
5. If Homeowner is installing a **wired** security camera and/or **wired** video doorbell system, then in addition to filling out Exhibit I, Appendix B, and Exhibit II, Homeowner **must fill out Exhibit III**. See below for notes on filling out Exhibit III.
6. If a contractor will be used to install either a camera or doorbell system, the following must be submitted with this application:
  - a. A copy of the contractor's license
  - b. A copy of Certificate of Insurance with Vanderhaven Farm Village I listed as certificate holder and your address below it as additional insured.
7. Homeowner submits application to Property Manager.
8. Vanderhaven Farm Board reviews and approves application at next Board Meeting.
9. Vanderhaven Farm Board (through the Property Manager) notifies Homeowner that Homeowner's request has been approved.
10. Homeowner may begin work after receiving approval.
11. Homeowner notifies Property Manager when work is completed.
12. Vanderhaven Farm Board (through the Property Manager) performs final inspection and issues Certification of Compliance if no issues are found.
13. Upon Homeowner removal of the camera and/or doorbell system, the homeowner must repair the exterior of the unit back to its original state as determined by the Association. If the Association must repair the exterior of a unit back to its original state, the unit owner will be assessed a \$500 fine plus cost of restoral.

Notes for completing Exhibit III (**wired** security or doorbell systems only):

1. Homeowner completes first page of Exhibit III (p. 6 of this application), and signs second page of Exhibit III with a witness (p. 7 of this application).
2. Homeowner gets p. 8 of this application notarized and submits with application to Property Manager. Note: check with Property Manager for Notary Services.
3. Page 9 of this application is left blank and returned with all parts of application.

**APPENDIX A**  
**VANDERHAVEN FARM VILLAGE I**  
**SECURITY CAMERA & DOORBELL VIDEO SYSTEM INSTRUCTIONS**

The sole purpose of the Board is to ensure compliance with the Association's approved Architectural Standards to protect the common interest of all members of the Condominium Association.

The location and installation of any security cameras shall be as follows and may be revised by the Board from time to time.

- Unit owners of Condominiums
  - Condominiums with rear facing units may install one security camera on their rear deck/patio to be located on the wooden pillar which must face their sliding glass door only.
  - Condominium owners with front facing units may install their one security camera to be located on the on the wooden pillar located on their deck/patio which must face their assigned parking space or entry door only.
- Unit owners of townhomes may install one security camera at their rear door and one security camera at their front door.
  - Any and all security cameras must be directed only at the entry door of the unit owner/installer or the unit owner's assigned parking space.
- Also permitted are the doorbell video systems which are installed at the front door of the unit.
  - Video doorbell systems may only be installed on the frame of the door, or on the molding around the door.
  - Only one doorbell is allowed per unit.
- If any unit owner with a security camera or doorbell video system sells their unit, owner must remove camera(s) and/or doorbell system and repair exterior to its original state prior to completing the sale of the unit.
- If a security camera or doorbell video system is removed from a unit for any other reason, the exterior must be repaired to its original state.

**EXHIBIT I**

Vanderhaven Farm Village I Condominium Association, Inc.  
380 Doolittle Drive  
Bridgewater, NJ 08807

Dear Sir or Madam:

I/We, \_\_\_\_\_ residing at  
\_\_\_\_\_ telephone number  
\_\_\_\_\_ hereby submit this application to  
\_\_\_\_\_ such work to be commenced on/or  
around \_\_\_\_\_, 20\_\_ .

An Indemnification/Hold Harmless Agreement is completed and attached hereto.

A *Certificate of Insurance* (Accord 25-5) evidencing Workman's Compensation, Public Liability and Property Damage Insurance as per Section II, Subsection B of the Architectural Standards, showing Vanderhaven Farm Village I Condominium Association, Inc. Co-Insured, will be forthcoming.

Should anything else be required to facilitate the review and approval of this application, please notify me/us as soon as possible.

Sincerely,

\_\_\_\_\_  
  
\_\_\_\_\_

**APPENDIX B**  
**VANDERHAVEN FARM VILLAGE I**  
**SECURITY CAMERA & DOORBELL VIDEO SYSTEM APPLICATION DETAILS**

1. Type of install (circle one):    Security Camera            Doorbell Video            Both
  
2. Manufacturer & Model of Security Camera: \_\_\_\_\_
  - a. Is Security Camera system wired or wireless (circle one):    Wired            Wireless
  
3. Manufacturer & Model of Doorbell Video: \_\_\_\_\_
  - a. Is video doorbell system wired or wireless (circle one):    Wired            Wireless
  
4. Number of Security Cameras being installed: \_\_\_\_\_
  
5. Location of Security Camera(s) installation (circle one):  

Front Door                      Rear Door                      Both Doors
  
6. Description of where each security camera will be installed (e.g., above door, left side of door, right side of door, between rear slider doors, etc.):  
  
Front door camera: \_\_\_\_\_  
  
Rear door camera: \_\_\_\_\_
  
7. Description of where doorbell video will be installed (e.g., the frame of the door, the wood molding around door):  
  
\_\_\_\_\_  
  
\_\_\_\_\_
  
8. On which side of door will doorbell video system be installed (circle one):  

Left side of door                      Right side of door

**EXHIBIT II**

**INDEMNIFICATION/HOLD HARMLESS AGREEMENT**

I/We, the owner(s) of \_\_\_\_\_  
hereby agree to defend, indemnify, and hold harmless Vanderhaven Farm Village I Condominium Association, Inc. it's representatives and agents, and other owners and residents of homes in Vanderhaven Farm Village I Condominium Association, Inc. against any and all losses, liability, damages, costs and expenses of any nature whatsoever, including legal fees, which may be sustained or incurred during or resulting from the performance of the following work at the above stated address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Note: All Co-owners must sign this Agreement.

**EXHIBIT III**

Prepared by: \_\_\_\_\_  
JOHN F. KWASNIK, ESQ.

**LICENSE AGREEMENT FOR THE INSTALLATION OF SECURITY CAMERAS BY  
UNIT OWNERS**

**THIS AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between:

Vanderhaven Farm Village I Condominium Association, with offices on site at 380 Doolittle Drive, Bridgewater, NJ 08807 (hereinafter referred to as the "Association"); and

\_\_\_\_\_, residing at \_\_\_\_\_, in the Township of Bridgewater, Somerset County, State of New Jersey (hereinafter referred as "You" or the "Unit Owner").

**BACKGROUND STATEMENT**

1. You are the owner of a unit within the Vanderhaven Farm Village I Condominium Association, Inc., known as \_\_\_\_\_, which unit was conveyed to by Deed recorded in the Office of the Somerset County Clerk's Office in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, and you wish to utilize security cameras as set forth below.

**GRANTING OF LICENSE AND CONDITIONS**

Now, therefore, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the Association does hereby grant you a license to install security cameras which will be subject to the following terms and conditions:

1. The installation of security cameras shall not commence until you have received written approval from the Association's Board of Trustees.
2. You hereby agree that upon the removal of the security cameras, the area will remain or be restored to its original condition from any damage that may occur.
3. You hereby agree to indemnify, defend and hold the Association harmless for any damage to any person or property resulting or arising out of the use of the container thereof.

4. In the event the Board of Trustees determines that the security cameras caused any damage that the unit owner fails to address, the Association may upon not less than seven (7) days notice to the unit owner perform such maintenance or repair and charge the cost to the owner's account. Such charge shall constitute a lien on the unit and may be collected in the same manner subject to the same rights and obligations as a common expense assessment.

5. This License is subject to those rights of the Association contained in the Governing Documents of the Association, and any existing future amendments thereto.

6. The Unit Owner and/or its contractors shall not cause any waste to the common elements in conjunction with the installation of security cameras.

In Witness Whereof, the Association and the Unit Owner have executed this Agreement on the date shown above.

**ATTESTATION:**

VANDERHAVEN FARM VILLAGE I  
CONDOMINIUM ASSOCIATION, INC.

\_\_\_\_\_  
, Secretary

\_\_\_\_\_  
, President

**Witness:**

\_\_\_\_\_

**Unit Owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_

**Unit Owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_

**STATE OF NEW JERSEY:**

**SS:**

**COUNTY OF SOMERSET:**

I certify that on \_\_\_\_\_, \_\_\_\_, 20\_\_,

\_\_\_\_\_ personally came before me and stated to my

satisfaction that this person(s):

\_\_\_\_\_

\_\_\_\_\_

- (a) was the maker of the attached instrument; and
- (b) executed this instrument as his or her own act.

\_\_\_\_\_  
,Notary Public



**STATE OF NEW JERSEY:**

**SS:**

**COUNTY OF SOMERSET:**

I certify that on \_\_\_\_\_, 20\_\_,

\_\_\_\_\_ personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of Vanderhaven Farm Village I Condominium Association, Inc. the Association named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is \_\_\_\_\_ the President of the Association;
- (c) this document was signed and delivered by the Association as its voluntary act duly authorized by a proper resolution of its Board of Trustees;
- (d) this person knows the proper seal of the Association which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

\_\_\_\_\_  
, Secretary

Signed and sworn to before me on \_\_\_\_\_,  
, 20\_\_.

\_\_\_\_\_  
**Notary Public State of New Jersey**