

Door Bell Policy Effective 1/1/2027:

The current doorbell policy as stated in ¶8.1 “Association Maintenance”. It states in pertinent part:

8.1 **Association Maintenance.**

...

The Association's responsibility does not include interior electrical fixtures, switches or receptacles, plumbing fixtures, or other electrical, plumbing or mechanical installations located within the unit and serving only that unit or any such fixtures or installations located outside of the unit and serving only one unit....

2027 Upgraded Doorbell Policy is as follows:

The Board of Directors has decided because of the proliferation of electronic doorbells and video door monitoring devices to institute a policy change.

The Association’s responsibility is and remains solely to own and maintain a simple electric push button doorbell – a “Ding- Dong” doorbell - to each individual Unit and serves only that Unit.

The new policy effective 1/1/2027 is: A Unit Owner may install in their Unit only and Upgraded Doorbell. In the event a Unit Owner installs an Upgraded Doorbell, video doorbell, monitoring doorbell and/or video monitoring doorbell, etc., (an “Upgraded Doorbell”) then that Upgraded Doorbell is that Unit Owner’s responsibility to install, **remove** and maintain in an operational condition. Any and all expense, monitoring expense, installation or maintenance of a wireless and remote monitoring costs associated with any Upgraded Doorbell for an individual Unit Owner’s Unit will be borne solely by that Unit Owner.

Owner’s Obligation To Remove. In the event that a Unit Owner installs an Upgraded Doorbell in or on their Unit, then upon the sale, removal, vacating or abandonment of the Unit by that Unit Owner, the Unit Owner shall remove that Upgraded Doorbell and shall return the doorbell on their Unit to a simple “Ding- Dong” doorbell that the Association shall prescribe.

Lien. In the event that a Unit Owner installs an Upgraded Doorbell in or on their Unit, and the Unit Owner fails to remove that Upgraded Doorbell upon the sale, removal, vacating or abandonment of the Unit by that Unit Owner and the Condominium Association removes that Upgraded Doorbell and returns the doorbell to a simple “Ding- Dong” doorbell, the cost to remove that Upgraded Doorbell and to install the simple “Ding Dong” doorbell will be that Unit Owner’s responsibility. And any cost borne by the Condominium Association with respect to the removal of the Upgraded Doorbell from an Owner’s Unit, that cost and expense incurred by the Association shall be charged as an “Assessment” against that Unit Owner’s account and that Unit Owner’s Unit may be liened by the Association for any all such costs and expenses and shall be treated as an unpaid assessments under the Declaration of Condominium.

Revised MWZ: 6/9/2026

Revised MWZ: 8/11/2026