

Arbors

at Meadow Woods

Arbors at Meadow Woods Homeowners Association

Orlando, FL

Camera Installation & Maintenance

Updated: 12th March 2026

OVERVIEW

This camera installation policy establishes clear guidelines for installing and maintaining residential security cameras within the community. These standards allow homeowners to enhance the security of their property while protecting the structural integrity of buildings, preserving community aesthetics, and preventing nuisance conditions for neighboring residents.

Security cameras must be installed responsibly and in a manner that does not create safety risks, structural damage, privacy concerns, or disturbances to others.

PURPOSE

The purpose of this camera installation policy is to:

1. Ensure that all camera installations are reviewed and approved through the Architectural Review Committee (ARC).
2. Maintain a consistent and visually appropriate appearance for exterior devices.
3. Prevent structural damage, leaks, pest intrusion, or electrical hazards caused by improper installation.
4. Protect the privacy and comfort of neighboring residents and common areas.
5. Clarify homeowner responsibilities for installation, maintenance, and compliance.

SCOPE

This policy applies to:

6. All homeowners within Arbors at Meadow Woods.
7. All exterior security cameras and related equipment installed on homes or structures.
8. All new camera installations, replacements, or modifications.

POLICY

GENERAL CAMERA RULES

1. **ARC Approval Required:** No camera may be installed, relocated, or modified without prior written approval from the Architectural Review Committee (ARC). ARC applications must include the proposed installation locations, photos or diagrams of the installation areas, the make and model of the camera, manufacturer specifications, device dimensions, and a product image showing the appearance of the camera.
2. **Removal Required:** Any camera installed without ARC approval must be removed at the homeowner's expense. If removal is required, the homeowner must properly patch, seal, and paint the mounting area to restore the structure to its original condition.
3. **Camera Appearance:** Cameras must be black, white, or gray in color and maintain a residential appearance. Cameras that become yellowed, faded, or visibly deteriorated must be replaced.
4. **Residential Equipment Only:** Commercial surveillance equipment, oversized cameras, or industrial monitoring equipment are not permitted. Cameras must be residential in scale and appearance. The HOA may deny installation of any camera that is excessively large or visually intrusive.
5. **Camera Placement and Spacing:** Cameras must be reasonably distributed along the structure and may not be clustered together in a single location. The ARC has discretion on camera distribution. Multiple cameras mounted immediately adjacent to each other for the purpose of expanding field of view are not permitted. Cameras may not be installed within twelve (12) inches of another camera unless otherwise approved by the ARC. This spacing requirement applies to all homes within the community.
6. **Privacy:** Cameras must be positioned primarily to monitor the homeowner's property. Cameras may not be intentionally aimed into neighboring homes, patios, or private living areas, including direct views into windows or doors.
7. **Lighting:** Cameras may include motion-activated flood lighting only if the lights activate solely due to motion occurring on the homeowner's property. Flood lights may not activate due to motion on sidewalks, streets, HOA common areas, or neighboring properties. Lights must not shine directly into neighboring homes. Strobe or flashing lights are prohibited.
8. **Audio:** Cameras may not emit automated announcements, alarms, or spoken warnings. Two-way audio communication is permitted only after a visitor presses a doorbell button.
9. **Solar Panels and Wiring:** Cameras that require separate external solar panels connected by visible wiring are not permitted. Cameras must be either hardwired within the structure or fully self-contained battery-operated devices. Solar panel placement is at the discretion of the ARC.
10. **Concealed Wiring:** All wiring must be concealed within the structure. Visible exterior wiring is not permitted.

11. **HOA Property:** Resident-installed cameras may not be mounted to, attached to, or installed on HOA property using any method, including brackets, clamps, zip-ties, or similar hardware. This includes, but is not limited to:
 - a. street lights
 - b. HOA signage
 - c. fences owned by the HOA
 - d. mailbox kiosks
 - e. pool structures
 - f. playground equipment
 - g. entry gates
 - h. landscaping or other common area features
12. **HOA Equipment Excluded:** This restriction does not apply to cameras installed or operated by the HOA for community security or facility monitoring.
13. **Installation Responsibility:** Homeowners are responsible for proper installation and maintenance of cameras, including sealing all mounting penetrations to prevent water intrusion or pest infiltration. The HOA will not provide assistance or repairs for leaks, water damage, pest intrusion, or structural damage resulting from camera installations.

TOWNHOME CAMERA RULES

1. **Maximum Cameras:** Townhomes may install a maximum of two (2) cameras on the garage side of the home and two (2) cameras on the non-garage side of the home.
2. **End Unit Cameras:** End-unit townhomes may also install up to two (2) cameras on the exposed side wall that is not a shared party wall.
3. **Doorbell Cameras:** Each townhome may install one video doorbell in addition to the permitted cameras. Doorbell cameras must be installed in the standard doorbell location adjacent to the front door.
4. **Front Door Area:** No additional cameras may be installed above or surrounding the front door area beyond the permitted doorbell device.
5. **Garage Side Placement:** Cameras installed on the garage side of townhomes may only be installed on walls shared with the garage structure. Cameras may not be installed on walls that share interior living space.
6. **End Unit Side Placement:** Cameras installed on the exposed side wall of end-unit townhomes must be placed in symmetrical locations as approved by the HOA, such as front, middle, or rear positions.
7. **Rear Placement:** Cameras installed on the non-garage side of townhomes must be mounted only in the portico ceiling, exterior eaves, or attic eaves.
8. **Roof Installation:** Cameras may not be installed on roofs, through roofing materials, or through walls that enter interior living spaces.
9. **Random Placement:** Random placement of cameras along the exposed side wall is not permitted.
10. **End Unit Exceptions:** Due to structural limitations of certain units, the HOA may approve exceptions for installations near living space walls when necessary.

SINGLE FAMILY HOME CAMERA RULES

1. **Maximum Cameras:** Single family homes may install cameras on all four sides of the structure, with a maximum of two (2) cameras per side.
2. **Camera Spacing Compliance:** Cameras installed on single family homes must comply with the camera placement and spacing requirements outlined in the General Camera Rules section.
3. **Camera Placement:** Cameras should be positioned to monitor the homeowner's property and must not intentionally monitor neighboring homes, patios, or private areas.
4. **ARC Approval:** All camera installations on single family homes must receive ARC approval prior to installation to ensure compliance with community standards.

ENFORCEMENT

First Violation: A warning will be issued.

Subsequent Violations may result in fines, suspension of community privileges, or HOA action to remove non-compliant cameras at the owner's expense, consistent with the Association's enforcement policy and Florida Statutes §720.305.

REPORTING VIOLATIONS

To report fence violations or unapproved installations, email support@premiermgmtcfl.com with photos and details.

CONCLUSION

The Arbors at Meadow Woods Homeowners Association is committed to maintaining a safe, attractive, and respectful community environment. By adhering to these camera installation guidelines, homeowners can improve personal security while protecting building structures, preserving community aesthetics, and respecting neighbors.

Residents are encouraged to follow ARC procedures before installing exterior security devices to ensure compliance with HOA standards.

For questions or to submit an ARC application, contact support@premiermgmtcfl.com.