



# Design Guidelines

Supplement to the Pattern Book

Approved by the CROA Board of Directors on 1/26/2016;  
effective for applications received on or after 1/26/2016.



## REQUEST FOR APPROVAL (SECURITY DEVICES)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

**WHICH PROPERTY TYPE:**  Single-Family;  Townhome/Duplex/Triplex;  Condominium

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

**Property Owner's Name:** \_\_\_\_\_

**Property Owner's Email address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

*Property Owner's Mailing Address:* \_\_\_\_\_

*(If different from property address):* \_\_\_\_\_

**Project Contractor:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

1. Survey or sketch showing locations of proposed or existing security cameras/lights on house.
2. If proposing new security cameras/lights, pictures indicating exactly where item will be placed on house (i.e. under eave at garage next to downspout).
3. Attach letter of approval from Condominium association [**Required if a condominium**].

**Project Description:**

( ) By initialing, property owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

( ) By initialing, property owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Property owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

Property owner's Signature and Date:

**SPACE BELOW IS FOR ARC USE ONLY**

LOT:		VIL:	
ARCH:		CENN:	

**Internal Administrative Use**



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## SECURITY DEVICES (LIGHTS & CAMERAS)

Safety and security are important to every property owner and resident. Many of the most effective measures require little effort or expense – keep doors (including overhead garage doors) closed, don't allow mail or newspapers to accumulate, provide a "lived in" look by having lights on and/or opening/closing window coverings. Know your neighbors and watch out for each other.

If it is necessary to supplement with physical changes to the property, changes must be approved in the same manner as other exterior changes to a property by submitting an application to ARC.

**Applications** require a survey or plot plan of the property showing the proposed locations of the devices as well as pictures indicating how they will be concealed (i.e. photo of front porch showing which corner camera will go). Specifications for all proposed devices are also required, including size, color and image.

Any fixture that generates a verified complaint shall be redirected, relocated, removed or concealed upon demand.

### **Security Cameras**

**Location** – Exterior security devices shall be hidden from public view to the greatest extent possible. The best location is often mounted under roof eaves; however, other locations may be reviewed. Creative alternatives are encouraged (i.e. back side of fences). At no time shall the security device be directed into neighboring properties.

**Size** – Cameras shall be appropriately sized to their proposed locations so that the size does not hinder its concealment. Conduits/wires must be concealed within the structure. Exposed wiring and conduits are not permitted.

**Color** – Camera housing and associated brackets shall be consistent to the location on which it is mounted. Housing and parts may need to be painted.

Flashing or strobing from cameras is not permitted if either warrants a complaint from neighbors.

### **Security Lights**

Any exterior device and its accessories shall have its light source diffused or shielded from view of the street and adjacent properties. The best location is often mounted under roof eaves; however, other locations may be reviewed. Flood lights are not permitted.