

Dear CSOS,

I started installing CCTV cameras with PTZ or audio capabilities on my property on 15 January 2022. The installation took about a week to complete.

When I installed my cameras there were no HOA Rules regarding CCTV installations, and there were also no rules indicating that I had to obtain permission to install them.

Please see **Addendum 01 - 2015.09.07 Kleinbron Estate HOA Rules**

Despite me not having had to ask for permission, I did inform both the Kleinbron Estate manager and the owner of SJC Security, who manages the estate's security, that I was going to install CCTV cameras, and I also asked them to be present during the installation.

Neither Kleinbron Estate nor SJC Security replied, and they also did not indicate that I needed permission to install the cameras. Neither were present when I installed the cameras.

Please see **Addendum 02 - 2022.01.14 Email with Estate Manager**

Please see **Addendum 03 - 2022.01.20 Whatsapp with SJC Security's Owner**

After apparently numerous complaints to the Kleinbron Estate manager from various residents regarding my cameras, Kleinbron Estate held a trustee meeting on 14 February 2022. After having consulted with various municipal departments, law enforcement and legal advisors, they found that I was not transgressing any of the estate's rules.

Please see **Addendum 04 - 2022.03.23 CSOS M.Johnson Estate Manager Email**

The new HOA Rules which do not permit PTZ cameras with audio were put into effect on 20 May 2022, which was four months after I installed my cameras.

Please see **Addendum 05 - 2022.05.20 Kleinbron Estate HOA Rules**

The Kleinbron Estate Constitution indicates that new HOA Rules are not retroactively enforceable, so their new rule that my kind of cameras are not permitted is not applicable to me.

36. "...no regulation made by the Association in general meeting shall invalidate any prior act of the Trustee Committee which would have been valid if such regulation had not been made."

Kleinbron Estate Constitution, pg. 18

Please see **Addendum 06 - Kleinbron Estate Constitution**

Regards,

Theo Fitchat