



Castle Pines Village Residential Alarm System Requirements and Options

Connecting your residential alarm system to Castle Pines Emergency Services is a resident responsibility and a requirement of the CPHA covenants for the protection of your property as well as the protection of your neighbors and the Village overall.

Emergency Services monitors and responds to all alarms at residences in the Village, which typically includes fire, burglar, medical, panic, low temperature, low battery and fire sprinkler systems. Many residences have more features such as carbon monoxide or water alarms installed.

Your monthly CPHA dues include alarm monitoring service by Emergency Services and there is no additional charge from CPHA for this service. Even if the home is unoccupied, the homeowner is required by CPHA Rules and Regulations to maintain the alarm system.

Options for connecting your alarm to Emergency Services may be achieved in several ways. A traditional phone line is usually used however; the trend in home communication is moving away from traditional landlines and moving to cellular-only households. If you do not anticipate having a phone line or considering eliminating your phone line, be aware that the loss of your traditional landline eliminates ES from receiving an alarm from your system. Even Voice over Internet phone service (such as Comcast) is less reliable and can cause an interruption in the connection between your alarm system and ES. Phone services such as Magic Jack and Vonage will not work. Outside alarm monitoring companies are not authorized.

In addition to a traditional phone line, residents may also connect their alarm systems to ES by Radio Transmitter or Cellular Alarm Transmitter. These two options are offered through several alarm companies that operate in the Village, to include **iWired** and **Integrated Systems**. Both of these options would require the cost of an alarm technician installing the device on your alarm system and would also require a monthly service fee, which typically is less than a phone line. A basic phone line from Century Link runs approximately \$27 per month as compared to a Radio Alarm fee of \$15 per month or a Cellular Alarm fee of \$18 - \$22 per month, depending on your alarm system.

Emergency Services monitors and verifies that residents are connected to our alarm monitoring system. Failure to connect to the system may result in the matter being forwarded to the Enforcement Committee, which may impose fines and penalties for failure to comply with this requirement.

Should you have any questions, please contact Emily Ostby, ES Administrator, at 303-952-0924.



ALARM MONITORING AGREEMENT

_____ (hereafter Owner) applies for Monitoring Services from Castle pines Homes Association (hereafter Association) for the property located at _____ from _____ to: until property is sold or transferred on the following terms and conditions: _____ Date

1. Owner shall be responsible for installing a primary alarm system on his/her property and for connecting such system to telephone, cellular or radio connection. Owner agrees that such system shall comply with the standards adopted by the Association from time to time. This alarm system will connect with the secondary alarm system operated by Integrated Systems, Inc. in accord with a Security Monitoring Agreement dated October 7, 1983. The primary alarm system shall consist of a burglar alarm, fire alarm, sprinkler supervision, special alert, panic alarm (manually operated), low room temperature alarm, low battery alarm, supervisory check and restore alarm. Owner is responsible for maintenance, repair & maintaining connectivity to Castle Pines Emergency Service.
2. If the primary alarm system is not answered at the Castle Pines Emergency Services Dispatch Office and the alarm signals are received by Integrated Systems Inc., the Integrated Systems Inc. will notify Castle Pines Emergency Services Dispatch or, if unable to locate such personnel, will contact Douglas County Sheriff's Department or South Metro Fire Protection District and/or others as authorized by the Association
3. Owner/Tenant agrees to furnish to Castle Pines Emergency Services a Resident Update Form identifying the persons who are authorized to use the alarm system, to receive a key for the premises and to be about the premises, and the Owner agrees to update the information whenever changes occur or annually.
4. Owner authorizes Castle Pines Emergency Services and its personnel to respond to alarms in accordance with the policies in the Association's Policy Manual.
5. Owner agrees to fully insure against loss all items of property located within and about his/her property and releases Castle Pines Emergency Services personnel and Integrated Systems Inc. from liability for any loss arising out of Integrated Systems Inc. or Castle Pines Emergency Services performance under this agreement
6. This agreement is established pursuant to the Covenants of Castle Pines recorded in Book 415 on page 262 of the Douglas County Clerk 7 Recorder and the cost of the monitoring system including the amounts due Integrated Systems Inc. shall be paid out of the Association's maintenance fund.

Castle Pines Homes Association/
Castle Pines Emergency Services

Owner

Date

Witness