

# **Aliso Villas Condominium Association**

## **Security Camera Policy**

Adopted June 5, 2019

Aliso Villas residents may install cameras inside their unit and point it in the direction of their front door and/or patio door (access points.) No exterior mounting on association property is permitted (unless camera is a Ring doorbell or similar-style video doorbell.) Any installations on the exterior must be on owners' separate interest such as patio covers. Owners must get board approval prior to installation of cameras on the exteriors. Before installing a video doorbell, owners must first complete an architectural application and receive board approval. The video doorbell must replace the current doorbell for the unit and not be a secondary device.

Homeowners may not install security cameras in a manner that increases maintenance costs for the Association. If damage to Association maintained property occurs, homeowners are responsible for all repair and maintenance costs. Any cameras mounted on Association property without Board approval are subject to removal. The Association will not be liable for damage sustained during removal nor is the Association responsible for storage of cameras after removal. Any costs associated with removal will be charged back to homeowner.

Homeowners with patio covers may opt to mount a camera to the structure. Those wishing to do so should ensure that surveillance cameras are not directed toward areas where other residents have exclusive use and/or a reasonable expectation of privacy. This includes other units' front doors, windows, balconies, garages and patios. Violations of these privacy issues will be grounds for the Association to require removal of the owner's camera system.

The Association shall provide homeowners with 10 days written notice if maintenance requires security camera removal (i.e. building painting.) Homeowners shall be responsible for removing security cameras before maintenance begins. If homeowners do not remove security cameras by the stated date, the Association may remove security camera at the homeowner's expense. The Association is not liable for any damage resulting from the removal, installation, or use and maintenance of security cameras.