

LA MIRAGE AT ALISO VIEJO HOMEOWNERS ASSOCIATION

Total Property Management
23792 Rockfield Boulevard, Suite 100
Lake Forest, CA 92630

Notice of Rule Changes Re: Security Camera Guidelines

Your Board of Directors resolved to approve the below referenced additions to the Association's Rules and Regulations at the Board of Directors meeting on February 24, 2020. The changes are shown below.

The rule change aims to clarify the Association's policy on private security camera usage. It is intended to allow owners to use security cameras while prioritizing the privacy of other residents.

SECURITY CAMERAS

Security cameras have proliferated in private residences as they have become more affordable and miniaturized. Cameras serve a wide variety of security functions and, if selected and located properly, will minimally intrude upon other residents' privacy while also maintaining the aesthetics of our community. La Mirage at Aliso Viejo Homeowners Association ("Association") strives to limit the intrusive nature of security cameras amongst the residents and to provide owners with methods for proper installation under the Association's Rules and Regulations.

These cameras are installed at an owner's residence to help the owner monitor activities. In some instances, the best vantage point for a camera might be from an adjacent residence. The Association encourages neighbors to work together to provide each other with the best security options. Although the use of the smallest possible camera is encouraged, to be a proper deterrent of crime, it is important that a would-be criminal is aware of the camera's existence.

SECURITY CAMERA INSTALLATION

Owners are encouraged to consider the use of doorbell cameras that include motion detectors and record activity when triggered by movement. If cameras with a greater field vision depth or different locations are desired, the owner will need to consider providing the necessary camera view with an effort to minimize the visual obtrusiveness of the camera unit, its mounting bracket, lighting and wiring. Whether mounting on the underside of a projection or on a wall surface, the housing, hood and bracket of each camera should be as small and unobtrusive as possible and painted to match the adjacent building material. Similarly, the visibility of exposed conduit and wiring should be minimized and painted to match the adjacent building material.

PRIVACY CONCERNS

Although the conditions at each residence are different, in general, the best location to mount a camera is a location that eliminates the possibility of capturing images of your neighbors' homes or garages. It is particularly important that the cameras do not capture images of private spaces, through windows or otherwise. Camera need to be placed in a manner so as to focus only on your own property. The depth of field should be reduced to a level so as to ensure other's privacy. Audio may not be utilized to the extent that it records conversations in neighboring properties where one would have a reasonable expectation of privacy, such as within the home or yard.

CONDUIT AND WIRING INSTALLATION GUIDE

Many of the devices installed on the exterior of a building require wiring. When the wiring or conduit is poorly installed, it can be both physically detrimental to the building fabric and visually obtrusive. With advancements in wireless technology, some devices no longer require wiring. Wireless technology is encouraged by the Association because it minimizes damage to the building fabric and is generally less costly to install.

THE ASSOCIATION REQUIRES:

- Minimizing the amount of exposed wiring and conduit.
- Recessing or concealing all conduit under or behind a building eave when possible and painting it to match the mounting surface.
- Installing all wiring and conduit to meet applicable code requirements.

THE ASSOCIATION RECOMMENDS:

- Using a wireless camera or security device whenever possible.
- Using the smallest, most discreetly located security camera possible.
- Locating the security camera to allow capture of facial features below a hat or concealing clothing.
- Understanding the lighting requirements for a proposed security camera.

THE ASSOCIATION REQUIRES:

- Mounting hardware and camera accessories, such as a hood or infrared (IR) illuminator, sized so that they are not more apparent than the camera itself.
- Minimizing the amount of exposed wiring and conduit.
- Painting exposed camera housing, hood, IR illuminator, conduit and wiring to match the adjacent building surface.

- Submitting to the Association for review the information on all integral lighting and/or alarm elements, etc., housed in or co-joined with the camera.

THE ASSOCIATION DOES NOT ALLOW:

- “Webcam” live-internet-feed or an entertainment-oriented camera with no proven security application.
- A large box-style "shoebox" camera.
- An inoperable camera, mounting equipment or conduit – All existing inoperable cameras, mounting equipment, and conduit must be removed.

THE ASSOCIATION REQUIRES SUBMISSION OF THE FOLLOWING INFORMATION FOR THE REVIEW OF EACH PROPOSED SECURITY CAMERA:

- Manufacturer’s specification sheets which include size and finish of the camera(s) and mounting bracket(s).
- Detailed drawings and/or annotated photographs with the proposed location of the camera(s), bracket(s) and all exposed exterior wiring components clearly shown.
- The method in which the cameras will be affixed to a building component and the method in which wires will connect to an electrical outlet. It is important to note if any common area components will be pierced and how the hole will be adequately patched to ensure that the building components are not subjected to moisture or pests.
- Details of any other associated aspect of the system such as lighting or an alarm.
- Removing all abandoned or non-functional equipment, wiring, conduit and/or piping.

LA MIRAGE AT ALISO VIEJO HOMEOWNERS ASSOCIATION SECURITY CAMERA GUIDELINES

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