

**GROSSMONT VILLAGE CONDOMINIUM ASSOCIATION
HOMEOWNER-INSTALLED CAMERAS IN COMMON AREAS
POLICY**

1. Purpose The installation of security cameras by homeowners in common areas is intended to enhance personal security while ensuring compliance with HOA rules, privacy considerations, and legal requirements.

2. Approval Process

- All requests for homeowner-installed cameras must be submitted in writing to the HOA Board for review and approval. This includes doorbell (Ring or other) cameras.
- The request must include:
 - The proposed location and purpose of the camera.
 - Camera specifications, including field of view.
 - A photo of the intended camera coverage area.
 - Written approval from neighboring homeowners affected by the camera's field of view.
 - Description of installation or placement

3. Camera Placement & Other Requirements

- Cameras may not be permanently attached to stucco or wood structures.
- Cameras may be installed as a replacement for a patio light or attached to a patio cover.
- Cameras must not be directed toward neighboring residences, including windows, patios, or balconies.
- Cameras cannot cover public spaces beyond the homeowner's designated area.
- The HOA reserves the right to inspect the camera placement to ensure compliance.
- Audio recording from cameras is prohibited.

4. Compliance with Laws and Regulations

- Homeowners must comply with all local, state, and federal laws regarding surveillance and privacy.
- The installation and use of cameras must not violate any rights of neighboring residents.

5. Data Storage and Retention

- Homeowners are responsible for the security and storage of recorded footage.
- Recorded video/photos cannot be stored for more than 30 days.
- Homeowners must disclose the storage method and location of recorded footage in their request for approval.

6. Notification and Neighbor Sign-Off

- Homeowners must obtain written consent from neighboring homeowners if the camera's field of view includes any portion of their property.
- Signage is recommended to notify individuals of active recording.

7. Maintenance and Costs

- Homeowners are responsible for maintaining their cameras in working order.
- The HOA is not responsible for any costs related to installation, maintenance, or repairs.

8. Policy Review and Amendments

- The HOA Board will periodically review and update this policy to ensure continued effectiveness and compliance with applicable laws.