

Mammoth Estates HOA Policy Limiting the Installation of Audio/Video Recording Devices

POLICY:

Mammoth Estates Condominium owners shall not install or authorize the installation of audio and/or video recording devices (including but not limited to security cameras of any kind and “smart” doorbells of any kind, such as Ring) on the exterior of any Mammoth Estates Condominium building.

The Board of the Mammoth Estates may authorize the installation of security cameras in public areas such as entrances, common areas, parking areas etc., provided that the camera is not able to view areas where residents have a reasonable expectation of privacy and that the installation is compliant with prevailing state and local laws.

BACKGROUND:


Pursuant to Section 7.15 of the July 2021-amended Declaration of Covenants, Conditions and Restrictions for Mammoth Estates Condominiums, owners may request to make alterations to the exterior of buildings within certain conditions. These conditions are available here:

https://www.mammothestateshoa.com/files/ugd/3d3362_99e15ec11e7c444090494730c0290a01.pdf

On occasion, there have been situations where owners have either requested permission to install audio/video recording devices or these devices have been installed without the proper permissions. In every case, either the request was denied, or owners were required to remove these devices and return their buildings to the original condition at the owners' expense.

California does not permit audio recording devices unless all parties consent to their being recorded. California law is also clear that video recording devices shall not be installed in locations where there is a reasonable expectation of privacy. In each case that has been considered by the Board or Architectural Committee, it was not possible to reconcile these laws with the unique circumstances of our association. These circumstances have included, but are not limited to, the close proximity of units and common areas; unique architectural features (such as large windows); the extremely low incidence of crime or security concerns.

The Mammoth Estates Board of Directors resolved on this 16th day of November, 2022 to adopt the above stated policy.

DocuSigned by:

Landon O'Brien, Secretary