



COMSTOCK HOA

"A Community that Cares"

Comstock Condominiums HOA Security Device Policy

Adopted 9/18/18

Effective 10/22/18

The Comstock Condominiums HOA does not, and will not in the foreseeable future, install any type of security cameras on the property. There are many legal issues related to such systems and the Board has determined it is not an option given our geographic makeup and the issues related to video storage and accessibility.

We realize however that residents both want and need to have an option to install wireless security devices such as Door Bells and wireless security measures. That said, the HOA has the right and the obligation to regulate such devices for aesthetics, architectural guidelines and the right to approve any change that would be visible from the exterior or the common area. Owners are required to submit an architectural request form PRIOR to installing anything that is visible from the exterior.

We are sensitive to the issues involved: Neighbors don't want to feel someone is peeking into their condo. The HOA will monitor and approve placement of any security device that faces the common area.

With prior approval you can install certain styles of exterior light fixtures (coach lamp/black) that have motion sensor light or RING type doorbell/video monitor.

Security devices may not be screwed into or permanently mounted on any building surface other than your own front door or door frame. They must be wireless.

For those with exclusive use back yards, exterior cameras may be installed provided they are at or below fence height on the shed with adhesive only. They may not be visible from the common area. They may view your personal back yard or slider door only.

No drones are approved in the common area.

There are other types of security devices for which you need no approval. Outside you can put a "Mat On Guard" door mat. Barking dog alarms, Fake TV Lights, and Pure Dab Radio Wi Fi Camera with night vision are just a few examples of things that can be placed inside your home to provide personal security. If you aren't clear, contact the office before purchasing any security device.

Our CC&Rs are clear. If it is visible from the exterior of your home, an architectural approval is required. Ask first. Contact the office if you have questions about the policy or where to find the required forms.