

# NOTICE OF PROPOSED CHANGES TO ASSOCIATION'S RULES

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## MONARCH HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION

*Civ. Code § 4360*

All Owners and occupants of properties within the Monarch Hills Condominium Homeowners Association (“**Association**”) are bound to comply with the restrictions and requirements contained in the Association’s governing documents. The governing documents include, among others, the Association’s recorded Declaration of Covenants, Conditions and Restrictions (“**Declaration**”), Bylaws, and any operating rules adopted by the Association’s Board of Directors (“**Rules**”) pursuant to its authority under the Declaration, Bylaws and applicable Civil Code.

The Board of Directors has proposed changes to the Rules as described below (“**Proposed Changes**”). This notice is being provided to all Owners in satisfaction of Civil Code § 4360.

### **BRIEF DESCRIPTION OF PURPOSES & EFFECTS OF PROPOSED CHANGES**

The Proposed Changes are described below, together with their underlying purposes and effects.

#### **1. PROPOSED SECURITY CAMERA POLICY**

- a. **Purpose:** To keep our community aware of the security camera rules and enforce any violations with fairness and uniformity
- b. **Effect:** The effect of the revisions to the security camera rules will allow the board to be fair and clear on implementing the rules and homeowners clear on procedures.
- c. **Proposed Fine Policy Changes.**  
PLEASE SEE ATTACHED.

### **UPCOMING MEETING WHEN BOARD MAY ADOPT THE PROPOSED CHANGES**

Pursuant to *Civil Code* § 4360(b), a decision whether to adopt any or all of the Proposed Changes will be made at the Board’s upcoming meeting scheduled for **March 26, 2024 at 5:00PM** at 58 Corniche Drive, Dana Point. That decision will be made after consideration of any comments made by Owners.

Please note that the decision whether to adopt any of the Proposed Changes is made within the sole discretion of the Board of Directors. However, if you have any comments regarding the Proposed Changes that you would like the Board to consider, please bring them to the Board’s attention at the meeting, or in advance via email to the Association’s managing agent at:

**Wendy Miller, Associate Director of Community Management**  
Powerstone Property Management  
**wmiller@powerstonepm.com**

If a decision is made to adopt any or all of the Proposed Changes, general notice of the same will be posted/provided within fifteen (15) days following the above-referenced meeting.

## **Homeowner installed Security Camera Policy**

Homeowners may install security cameras outside their homes only after the approval of Architecture committee.

Video surveillance cameras can only monitor the exclusive use areas of the homeowner who is installing video surveillance equipment.

No homeowner installed video surveillance cameras may be directed at another homeowners exclusive use area, including doors, windows and patio areas.

No homeowner installed video surveillance cameras may be directed at common use areas, pools, spas, gym, bathrooms or club house.

Each homeowner must submit a completed architecture application per CC&R's 8.6 - Inside and Outside Installations. Providing photo documentation (screen shot of camera view) of all proposed camera views.

Any damages caused by the outside installation of video surveillance equipment are the responsibility of the homeowner to repair. All equipment must be removed and repairs completed before selling property.

The association and its vendors are not responsible for any damages to any outside installed video surveillance equipment during the course of normal maintenance, painting or repairs.

Approved by the board: