

# LAKESHORE

## COMMUNITY ASSOCIATION

### DRONE POLICY

Adopted 11/30/22

By observations reported within the Lakeshore community, there is an increasing number of drones being flown in and around the development, both near green belt areas and close to private residences. Given the rapidly evolving technology for drones, many of these drones are virtually silent, have sophisticated remote controls and have high resolution video cameras which broadcast to lap top computers, smartphones and tablets. The potential for invasion of privacy of members and residences in violation of Civil Code Section 1708.8(a), which prohibits trespassing on or over land of another person in order to record or capture an image of another person without express permission of the person or the landowner.

The flying of drones for commercial, surveillance, hobby or recreational purposes in the airspace above any and all portion of the Lakeshore common interest development as defined by the applicable tract map, shall be prohibited except upon express written approval by the Board of Directors after submission of a written application for permission. Said application shall disclose the type and model of drone proposed to be used by a Member of the Association or a registered tenant of a Member, its video capabilities and intention to record, a location where the proposed flying is to occur, the purpose of the flying and the proposed duration of the flight. There shall be no blanket approval of drone flights but an application describing the drone can be kept on file with management. A request to fly shall be submitted at least seven days prior to the proposed flight. Except as indicated below, no drone shall be flown over a private lot within the development and no video recordings or photographs shall be made of private lots or persons on private lots within Lakeshore: Upon submission of an application which is approved: (1) an Owner or Resident of a Lot may fly over their own lot and record or photograph the lot or persons thereon; and (2) a real estate salesperson, broker or realtor under contract with an Owner shall be permitted to use a drone to photograph properties for use in marketing the properties for sale or lease.

Violation of this Drone Policy shall be considered a nuisance to be abated under the CCRs and subject to a monetary penalty of \$250.00 for each unauthorized flight or improper use of the drone, after notice and a hearing before the Board of Directors as provided in California law and the Association's governing documents. The Board shall also have the authority to seek an injunction relief remedy against the violator compelling cessation of any drone flights at all and for recovery of attorneys fees and costs incurred in the enforcement action.