



ASSOCIATION ATTORNEY RESPONSE REGARDING COMMUNITY SECURITY

The Solera Diamond Valley Community Association (“Association”) is a nonprofit mutual benefit corporation formed to manage and maintain the real property and improvements existing within the Association’s development. As a residential homeowners association, the scope of the Association’s legal responsibilities extend to the management and maintenance of the Association’s common area facilities, as well as the enforcement of the use restrictions contained in the Association’s governing documents. (*See* CC&Rs, Article IV, Sections 4.1 and 4.2.)

Neither the Association, nor any of its agents, employees, directors, officers, or independent contractors have an obligation to provide for the security of the Association’s members, residents, or their guests. The Association is not a law enforcement entity; it is not responsible for protecting members, residents or guests from third-party criminal conduct.

The Association’s patrol personnel have been hired to assist with the Association’s governing document enforcement efforts and with the reporting of incidents to local law enforcement. The patrol personnel are not “security guards.” While the presence of patrol personnel may serve to deter criminal activity, that is not their focus.

Ultimately, members and residents are responsible for protecting themselves and their property from criminal conduct. Any concerns regarding potential criminal activity that may be taking place within the Association should immediately be reported to local law enforcement.

Additionally, if any member desires to install security devices or equipment on their respective properties (i.e., exterior surveillance cameras), the Association and its Design Review Committee stand ready to work with these individuals to ensure that any such proposed improvements are reviewed and approved pursuant to the Association’s architectural application process and design guidelines.

Sincerely,

Board of Directors
Solera Diamond Valley Community Association