

Memo

Date: January 6, 2026

To: Association Members

From: The Board of Directors

Re: Proposed Rule and Policy Regarding Pre-Approved Outdoor Security Cameras

**The board meeting has been rescheduled  
for February 23, 2026**

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Dear Association Members,

During the October 20<sup>th</sup> board meeting, we reviewed a proposed policy that we'd love your input on. In line with Civil Code Section 4360, we are sharing the policies with you for a 28-day comment period. Your thoughts and feedback are incredibly valuable to us.

We warmly invite you to be an active part of this process by attending our upcoming board meeting on February 16<sup>th</sup> at 6 PM, in person at the Clubhouse located at 16010 Rancho del Lago, Moreno Valley, CA 92551. This meeting is a great opportunity for you to share your comments and ideas during the homeowner forum before the Board of Directors votes on the policies.

About the Policy:

The proposed change is intended to streamline the approval process while promoting security and still maintaining the aesthetic standards of the Community.

The proposed policy would permit homeowners to install up to four qualifying pre-approved exterior security cameras, as well as Ring-style doorbell camera, without submitting an architectural application, provided the camera(s) measure no more than 4 inches X 4 inches X 6 inches, the camera(s) is installed flushed against surfaces of the existing wall and no wiring is visible from the street. For a full detail please see the proposed policy.

Once the four-camera limit is achieved, no further cameras may be installed unless written approval from the Architectural Committee is obtained following compliance with the Association's general architectural approval process.

How to Access the Policies:

Copies of the proposed policy is available on our website at [www.morenovalleyranch.com](http://www.morenovalleyranch.com) under the "Documents" section. If you prefer a physical copy or have any comments, please don't hesitate to reach out to our onsite management team at [info@morenovalleyranch.com](mailto:info@morenovalleyranch.com). We truly appreciate your engagement and look forward to hearing your valuable feedback.

Warm regards,

Mitzi Jimenez, CMCA®, AMS®  
On behalf of the Board of Directors

# **The Moreno Valley Ranch Community Association**

A California Nonprofit Mutual Benefit Corporation

## **[PROPOSED] RULE AND POLICY REGARDING PRE-APPROVED OUTDOOR SECURITY CAMERAS**

WHEREAS, The Declaration of Covenants, Conditions and Restrictions for The Moreno Valley Ranch Community Association's ("Association") CC&Rs, at Article VIII, govern the architectural application and review process and permit, with the approval of the Board of Directors, adoption and revision of Architectural Guidelines.

WHEREAS, the Architectural Guidelines currently require owners apply for and obtain written Architectural Committee ("Committee") approval before installing exterior security cameras.

WHEREAS, there has been an increase in the number of Committee applications for installation of small, relatively unobtrusive outdoor security cameras and many members object to having to wait for the architectural review process to run its course (which can often take up to 45 days) before installing such devices on the exterior of their homes.

WHEREAS, the Association is dedicated to preserving the aesthetic standards within the Community.

WHEREAS, the Association wishes to pre-approve installation of "ring" style cameras to replace existing doorbells, dome style, small diameter, flush mounted exterior security cameras to promote security and owner well-being and peace of mind, which still maintaining aesthetic standards within the Community.

NOW, THEREFORE, IT IS HEREBY RESOLVED to revise the Association's Architectural Policies and Guidelines to include the following Policy:

### **OUTDOOR SECURITY CAMERAS**

A. "Pre-Approved Outdoor Security Camera" is a camera that meets the following criteria:

1. Cameras measuring no more than 4 inches x 4 inches x 6 inches, including all housing and mounting elements.
2. Cameras are to be installed flush against surfaces of existing improvements such as walls and the underside of roof ledges.
3. Camera parts including lenses and housing must be white, beige, black, or gray, no colors such as red, orange, etc.
4. Cameras must not emit light, lasers, or flash of any kind except that they may have a small red LED indicator.
5. Cameras must be wireless or no wiring must be visible from the street or a neighboring lot.

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B. An owner may install up to 4 Pre-Approved Outdoor Security Cameras without application to or receipt of written approval from the Committee.

C. Non-functioning or dummy exterior cameras count toward the 4 camera limit for pre-approved cameras.

D. Once the 4 camera limit is achieved, no further cameras may be installed unless written approval from the Committee is obtained following compliance with the Association's general architectural approval process (which requires submittal of a full architectural application).

### **RING-STYLE CAMERAS**

A. "Ring" style cameras to replace existing doorbells may be installed onto residences without seeking prior written approval from the Committee so long as the cameras meet the following criteria:

1. "Ring" style cameras measuring no more than 5 inches x 2.5 inches x 1 inch, are flush mounted in place of the existing doorbell, in a silver, nickel, black or bronze color, or some combination of those colors.
2. The "Ring" style camera must be installed in the exact same location as the existing doorbell, in order to replace the existing doorbell.
3. The "Ring" style camera shall not count towards the 4 Pre-Approved Outdoor Security Cameras limit, as referenced above.

B. If an owner would like to install a "Ring" style camera in any other location, or a larger "Ring" style camera or a "Ring" style camera of a different color, the owner must follow the architectural application process applicable to Security Cameras as set forth above and obtain the Committee's prior written approval.