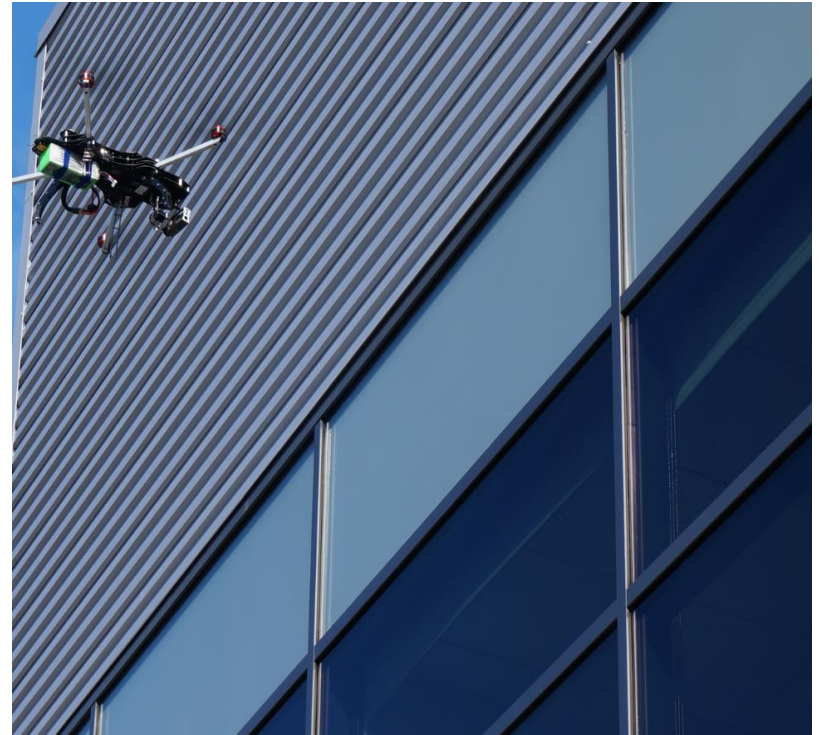


Eyes in the Sky - Drones in Community Associations

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Association and Management Use of Drones

- Inspection of common areas and common elements
- Reserve studies
- Parking enforcement
- Fence / wall survey



Video Clip

- Video Clip



Boardwalk Owners Association_2min_No_Audio.mp4

<https://cloud.fentongrant.com/dl/Llxai5DtCK>

Recreational Drone Guidelines

- Unmanned Aircraft Systems (UAS) must be registered
- Must be line of sight and cannot exceed 400 feet above ground
- Remote operation is prohibited
- Can't fly within 5 miles of airport or other restricted fly zones

FAA Regulations Part 107

Commercial Drone Operators

- Pilot airman certificate required
- Must operate below 400 feet AGL
- Operations limited to daylight hours.
Twilight operation requires anti-collision lights
- One drone at a time, line of sight, can't exceed 100 mph
- Cannot operate in a reckless or careless manner

Commercial Drone Uses

- Package delivery
- Reserve studies
- Cell tower inspection
- Media Coverage
- Engineering and construction



Improper Use of Drones

- Paparazzi
- Peeping Toms
- Unauthorized photos / videos
- Endangering people on the ground
- Interfering with other aircraft



Case Study

- Kentucky homeowner William Meredith spotted a camera drone spying on his sunbathing teenage daughters. When the police failed to respond, he took his shotgun and pumped three shots into the drone.
- Mr. Meredith was criminally charged for shooting down the drone. The judge dismissed the criminal case, stating, “He had a right to shoot at this drone.”

Trespass / Invasion of Privacy

- When does a drone flight over or adjacent to private property constitute a trespass or invasion of privacy?
- 22 states have enacted drone legislation addressing privacy concerns.



California Drone Law

- Civil Code 1708.8
 - A person is liable for invasion of privacy if they enter the airspace above another person's land and attempt to record or photograph a person engaging in a private, personal, or familial activity under circumstances in which they have a reasonable expectation of privacy. This includes drone surveillance over private property.

Association Drone Policy

- Drones are prohibited from taking off or landing on any portion of the common areas.
- Drone operator is solely responsible for compliance with all laws, regulations and statutes.
- Operator must carry liability insurance.
- No photography, videos or spying.

Board Member Takeaways

- Drones can be a useful tool for associations.
- Associations should adopt a policy for recreational drone use.
- Know the law re: trespass over private property and invasion of privacy.