



INFO DOCUMENT J – ASSOCIATION SECURITY CAMERAS

1 – ASSOCIATION INSTALLED – SECURITY CAMERA POLICY

In effect starting September 1, 2019.

To enhance security and provide for protection of property, video cameras are in some common element areas. The Lakes at Polaris Condominium Association security camera Policy governing the use, retention, and storage of the recorded video footage is as follows:

1. Security cameras are located throughout the Condominium LCAs and CAs. The cameras are not placed in and will not record footage of any area(s) where a Unit Owner, Resident, or Guest has a reasonable expectation of privacy, such as the restrooms in the clubhouse. Video from the security cameras is recorded twenty-four (24) hours a day, seven (7) days a week.
2. The Association, through placement of the security cameras, is not in any way considered to be a provider of security on the Condominium property, as the security cameras are not actively monitored in real time by the Association, the Board members, the Community Property Manager, a security officer, or emergency personnel. The security cameras do record audio and sounds.
3. The Board has the authority to review the video footage after it is recorded to aid in identifying a breach in security, a safety issue, the cause of property damage, a violation of The Lakes at Polaris Condominium deed restrictions and Rules, or other potential safety concerns to the Unit Owners, Residents, or property.
4. Only the Board has the authority to grant permission to view recorded video footage from a security camera. If a Unit Owner or Resident is the victim of property damage, vandalism, or other criminal action, the Association will only share the video footage with police or other law enforcement officials, or if directed by a court or through a subpoena; otherwise, the video footage may not be viewed by individual Unit Owner (other than authorized Board members), Residents, or other third parties. The Board will work with the Community Property Manager and legal counsel when the Association receives requests to review video footage obtained through security camera surveillance.
5. Video footage, images, and related data collected by security cameras is kept for a period of 30 days and then will be removed or erased from the hard drive (cloud storage) unless retained as part of an investigation or court proceeding, or as approved by the Board.
6. The Board of Directors can modify this Policy at any time.