

**MOUNTAIN VIEW COMMUNITY ASSOCIATION**  
**Camera Access Policy**

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1. Installation of Access Cameras: Cameras are to monitor/document for the record incidents of rule violations, vandalism, and/or other criminal activities which may occur in the common area.
  - Each camera is a continuous recording device and will monitor some selected high foot traffic common areas, such as, the parking areas, recreational areas and other frequently used access points.
  - Cameras are NOT continuously monitored by any specific company or individual, and, therefore should not be relied upon by owners for security purposes.
  
2. Restrictions:
  - The cameras may not be utilized as private use by any individual.
  - The cameras and all equipment are the property of the HOA and under the control of the HOA Board of Directors.
  
3. Purposes/Uses:
  - Access cameras are intended as a deterrent.
  - If an incident occurs in the HOA's common area, a recording may be available. Members of the Board, Management or their designated representatives will not view the footage unless the following criteria are met.
    - Common Area Incidents  
Where physical loss, damage, vandalism, or other incident, where to portions of the Common Area property is involved and would fall under the Board's obligation to maintain or repair according to the CC&Rs. In such a case Management will review the available footage and share it with the Board of Directors. The Board will then determine the most prudent course of action. Actions could include fines as allowed under the Rules and Regulations, reporting incident to the appropriate law enforcement agency, or other action as determined by the Board. The Board may choose to forward any information obtained from footage to the HOA attorney.
  
    - Personal Property Incidents  
Where physical loss, damage, vandalism, or other incident occurs to individual Owners, Tenants, or Visitors property. In order to receive a copy of camera footage, the party harmed by the incident must file an official report with the law enforcement authorities having jurisdiction. An official representative of the law enforcement jurisdiction may then submit a written request for the Board to review the footage by contacting the management company. Requests must contain specific dates and times of Review. The Board will review the footage with no fewer than 2 Board members and Management, and provide any and all information directly to the law enforcement jurisdiction.

Under no circumstances will footage be released to Owners, Tenants, or Visitors, nor will they be entitled to view it. Any information provided to law enforcement will also be sent to the HOA attorney.

○ Subpoena

Where the Association has received a valid subpoena requesting footage, the Board with no fewer than 2 Board members and in consultation with HOA counsel shall review and provide any and all information responsive to the subpoena.

4. Verified Criminal Incident Handling:

- Information to Law Enforcement: In the event of a verified criminal incident, the recorded incident will be provided to the Police Department at no additional charge to you. Due to privacy concerns, a CD/DVD recording of the incident will not be provided to an individual owner/member.

5. General:

- Disclaimer: The installation of access cameras on Association common area grounds in no way implies any responsibility whatsoever on the part of the Association Board of Directors, its constituents, and/or legal representatives. The Association and/or all of its associates cannot be held liable, or otherwise responsible, for damaged property, illegal activity, and/or risk to life or limb, or any safety or security problems. Installation of access cameras on Association common area grounds is NOT a guarantee of safety and/or property protection. All residents and their guests are encouraged to provide their own security measures and take safety precautions as necessary, subject to the limitations set forth in the Association's governing documents. Each owner/member or resident is responsible for providing their own insurance coverage in the case of criminal activity, property damage, and/or liability.
- Amendment: The Association Board reserves the right to amend this policy at any time without prior written notice.

This policy was adopted on: August 26, 2020