

SURVEILLANCE POLICY
TRADITIONS PROPERTY OWNERS ASSOCIATION

Purpose

Traditions Property Owners Association makes limited use of video surveillance systems at its common areas and amenities. Video surveillance systems are primarily used to record access and provide surveillance of the exterior of the facilities and surrounding areas.

Video surveillance cameras are never used in areas where residents and guest would have an expectation of privacy, such as restrooms facilities. The Association does not engage in the use of covert camera systems.

The primary purpose of the video surveillance system is to allow the after-the-fact investigation of crimes committed against the Association. The system may also be used to assist in the investigation of certain types of accidents and enforcement of the Covenants and Rules of the Association.

Management of Video Surveillance Systems

Traditions Property Owners Association Board of Directors is responsible for the management of all video surveillance systems used by the Association.

Video Surveillance Monitoring

The video surveillance systems are capable of being monitored from the Association facilities. Board members or their management agent may view video surveillance cameras on a periodic basis or in response to a specific incident. The video surveillance system is not monitored on a continuous basis.

Video Surveillance Recording

All video surveillance cameras are capable of being recorded continuously by a digital video recording system. Recorded video is used exclusively for the investigation of security and safety incidents and not for other purposes.

Traditions Property Owners Association Board of Directors is responsible for the management of the video surveillance system and has exclusive control of the release of video recordings produced by this system.

Recorded video is not made directly available to Traditions Property Owners Association members, residents, guests, or the general public. In the event that a security incident occurs, residents should report the incident to a Board member or the management agent. If the event occurred in an area where video surveillance coverage is available, the Board or its agent will review the recorded video and make a determination if any video relevant to the incident is

available. This video will be used by the Board to investigate and resolve the reported security incident.

Requests to provide video recordings directly to members, residents, neighbors, or the general public will not be accommodated. If a crime has been committed, residents should report it to the appropriate law enforcement agency. If it is believed that recorded video from the Traditions Property Owners Association would assist in the investigation of this crime, the appropriate law enforcement agency should be told to contact the Traditions Property Owners Association Board or management agent. If relevant video is available, a permanent video clip of the incident will be produced and made available to the appropriate law enforcement agency. All requests for video recordings by law enforcement agencies shall be coordinated through the Traditions Property Owners Association Board of Directors.

Recorded video is generally stored for a period of thirty days. Any video associated with a specific security incident or event is generally converted into a permanent video clip and stored for the duration of the investigation. Video clips which could become evidence in civil or criminal proceedings are kept indefinitely unless other direction is given by the Board of Directors.

Limitations of Video Surveillance Systems

Residents should be aware that neither Board members nor its management agent are continuously monitoring the surveillance system. The system is not designed to ensure a safe, risk-free environment. Residents must exercise diligence and common sense when visiting common areas or amenities.

Residents should also be aware that the video surveillance system has cameras that cover only a small fraction of the common areas, and even when camera coverage exists, it may not provide the level of detail necessary to spot suspicious activity or identify criminals. The association does not employ zoom technology and does not have listening capability.

Notwithstanding any provision to the contrary herein and to the maximum extent provided by law, Traditions Property Owners Association, its directors and members shall not be liable for any damages, suits, claims, expenses, or any other liabilities whatsoever arising out of the operation or in operation of the video surveillance system.

If you should have any questions, please contact Traditions Property Owners Association.