

RESOLUTION OF THE BOARD OF DIRECTORS OF THE VENU AT GRAYHAWK CONDOMINIUM ASSOCIATION

Common Area Security Camera Policy

The Directors of the Venu at Grayhawk Condominium Association (“Association”) hereby adopt the following resolution as an official action of the Board of Directors (“Board”) of the Association and hereby direct that this action be filed with the minutes of the preceding meeting of the Board:

WHEREAS, the Board of Directors of Venu at Grayhawk Condominium Association, an Arizona nonprofit corporation, is empowered to govern the affairs of the Community Association;

WHEREAS, the Board of Directors of Venu at Grayhawk Condominium Association, an Arizona nonprofit corporation, is authorized to adopt Rules pursuant to Article VI, Section 6.3 of the Condominium Declaration for Venu at Grayhawk Condominium Association (“Declaration”).

WHEREAS, the Board of Directors finds there is a need to establish a Common Area Security Camera Policy.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Association adopts the following Policy regarding the Great Room surveillance system.

1. The Association maintains a common area security system. The system includes cameras and recording equipment that will be located in the Great Room, front and back vehicle gates and both pool areas.
2. Notice of the security cameras will be prominently displayed.
3. This equipment is only being utilized to properly document common area activity in the community. The equipment is not designed to ensure the safety of any individual within the Association.
4. The Managing Agent or the Association’s Attorney shall review appropriate portions of system upon the request of the Board that, in the Board’s judgment, indicates that, either (i) a bad act has occurred (i.e. property damage to Common Area or a Lot) or (ii) an act occurred that was out of the ordinary and that the cameras can provide recovery assistance for the Association or community member or (iii) violation of Venu Code of Conduct. These are collectively referred to hereinafter as “Incidents.” In the event that an Owner, resident, or guest witnesses or becomes aware of an Incident such Owner may submit a Venu at Grayhawk Condominium Association Accident/Incident Report to the Association’s Managing Agent for Board review.
5. The cameras and other imaging equipment forming part of the system are not actively monitored at any time. The equipment is only being utilized to properly document the activity that passes the areas listed above. Owners and Residents should not rely upon this system, or the Association, to provide safety or security within the community. Furthermore, from time to time the system will require regular scheduled maintenance and therefore will be off line for short periods of time. **As such, Members and Residents should always use due care in securing their personal safety and property.**
6. The images recorded by the system are the property of the Association. The recordings will be kept on file for a period of thirty (30) days at which point the image storage

7. The Association reserves the right to retain and use the images recorded in the event that the images provide evidence of wrongdoing and in cases of the damage or destruction of Association property. Incidents observed during a review of system by the Managing Agent or the Association's Attorney shall be reported to the Board. Any Incident that the Board determine, in its sole discretion, may constitute a crime shall be reported to law enforcement by either the Board or the Association's Managing Agent.
8. A watermark copied CD will be released to a court if subpoenaed or compelled by court order or warrant. A watermark copied CD will be released to a law enforcement agency if requested by an investigator, officer, or agent. A watermark copied CD may also be released to a law enforcement agency upon the written request of a homeowner, which request must include a copy of the police or agency report at issue.
9. Managing Agent shall also review the system upon the request of the law enforcement agency AND inform the Board. The Board is the sole authority authorized to address requests to review, copy, or release for the system. Further, the Board is responsible for adhering and enforcing the policies of implementation, retention, monitoring and deployment in the use of all video surveillance.

IN WITNESS WHEREOF, the undersigned have executed this Resolution upon unanimous consent and without a meeting pursuant to A.R.S. § 10-3821.

Secretary/Treasurer	Date
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