

BELEWS LANDING HOMEOWNERS ASSOCIATION SECURITY CAMERA POLICY

I. PURPOSE

The purpose of the HOA Security Camera Policy is to enhance the security of the community and its residents, protect common areas, deter crime, and assist in the investigation of unlawful activities while respecting the privacy rights of homeowners and guests.

II. SCOPE

This policy applies to all common areas within the HOA community, including but not limited to:

- Clubhouse and Parking Lot
- Pool Deck
- Crows Nest Entrance Gate
- Common Area Golf Cart Paths and Lake Cabana Area
- Other common area shared spaces as deemed appropriate by the HOA Board

This policy does not cover the use of cameras within the individual properties of homeowners but addresses the placement and use of cameras in areas maintained and operated by the HOA.

III. CAMERA PLACEMENT AND OPERATION

1. Cameras will be installed in a manner that only monitors common areas and does not infringe on the privacy of individual homes or units.
2. Signage notifying of surveillance will be posted at the clubhouse and pool entrances and at the Crows Nest Gate entrance. Other common areas may or may not have signage depending on HOA Board directives. However, all residents should understand that surveillance may be occurring at any point in time in HOA common areas.
3. Cameras will be positioned to avoid capturing images inside private dwellings, including windows and private backyards.
4. The HOA will conduct an annual review of camera placements to ensure compliance with privacy expectations and technological advancements.
5. The cameras will operate continuously, 24 hours a day, seven days a week, and recordings will be stored securely with access limited to authorized personnel only.

IV. DATA STORAGE AND ACCESSIBILITY

1. Recorded footage will be kept for a period not exceeding 30 days, except where footage is being used for the investigation of an incident or is part of an ongoing legal process.
2. Access to recorded footage will be restricted to the HOA Board, those assigned by the HOA Board to review footage and law enforcement authorities in the event of a crime or investigation.

3. Residents may request to view footage pertaining to a specific incident involving their property or person. Such requests must be in writing, specify the time and date of the incident, and be submitted to the HOA Board.
4. Any reviewed or released footage will be carefully screened to protect the privacy of other residents and to ensure compliance with applicable laws.

V. RESPONSIBILITIES AND ENFORCEMENT

1. The HOA Board will be responsible for the implementation, operation, and enforcement of this policy.
2. The HOA Board will conduct regular maintenance checks on the cameras to ensure their proper functioning.
3. Any tampering, obstruction, or disabling of the security cameras by residents or guests will be considered a violation of this policy and may result in fines or other penalties.

VI. NOTIFICATION

All residents and homeowners will be provided with a copy of this policy upon HOA Board approval and whenever the policy is subsequently revised in a material way.

VII. AMENDMENTS

This policy may be amended at any time by the HOA board of directors to reflect changes in technology, law, or the necessities of the community.

VIII. ACCEPTANCE

By residing within the HOA community, all homeowners and their guests agree to the stipulations of this Security Camera Policy as dictated by the HOA board of directors.

ADOPTED this 21st day of August, 2026 by the Board of Directors of the Belews Landing HOA.

Board of Directors:

John Loucks, President

Jeff Hensley, Vice-President

David Bailey, Secretary at Large

Darryl Allen, Treasurer

Mark Shina, Officer Special Projects