



Hampton Place Common Area Security Camera Policy

Title: Common Area Security Camera Policy

Effective: 8/13/24

Version: 1

Classification: Required

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 located at 36200 Atlantic Ave., including the pool. **This policy does not cover the use of cameras within the individual properties of homeowners and only 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.
2. Signs are posted at the entrances and around the pool common areas notifying all that the area is under surveillance.
3. Cameras are positioned to avoid capturing images inside private dwellings, including windows and private backyards.
4. The HOA will work with a vendor to conduct reviews 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 is restricted to the HOA Board of Directors, Management Company, and law enforcement authorities in the event of a crime or investigation. HOA security videos are not a record of the Association as specified in the Code of Regulations Article VII. Section 4 and are not available to homeowners.
3. Any reviewed or released footage will be carefully screened to protect the other residents' privacy and to ensure compliance with applicable laws.



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V. RESPONSIBILITIES AND ENFORCEMENT

1. The HOA BOD is responsible for implementing, operating, and enforcing this policy.
2. The Management Company will ensure conduct regular maintenance checks are completed 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 will be subject to the Association's enforcement policy and a reasonable enforcement remedy will be determined by the BOD.

VI. NOTIFICATION

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

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 this Security Camera Policy as dictated by the HOA Board of Directors.