

## **VILLA SANTA CRUZ, INC.**

### **POOL SURVEILLANCE CAMERA POLICY**

#### **PURPOSE**

The purpose of the Villa Santa Cruz Pool Surveillance Camera Policy is to deter and record inappropriate conduct, violations of Villa Santa Cruz's governing documents and damage to Cooperative property. The Surveillance Camera may also monitor, record and document trespassing, illegal activity, and nuisance behavior by residents and non-residents in the pool area. The placement of the surveillance camera assists with these efforts, while respecting the privacy rights of residents and guests.

#### **SCOPE**

Currently, this policy applies only to the common pool area. This policy does not cover the use of cameras within the individual properties of homeowners but addresses the placement and use of a camera only in the pool area and maintained and operated by Villa Santa Cruz, Cooperative.

The Surveillance System is NOT intended to provide security to any Member or resident's person or property, or that of their guests and/or invitees. Members and residents must take all reasonable steps to ensure their own personal safety and security of their persons and property. The Cooperative is not responsible for theft or damage to resident's property or belongings and cannot protect residents from any criminal actions. The Cooperation is not providing or guaranteeing security and cannot act like law enforcement.

#### **CAMERA PLACEMENT AND OPERATION**

1. The Camera has been placed in the pool area in a manner that only monitors that area.
2. Signs have been posted at the entrance gates to the pool notifying all residents that the area is under surveillance. There is no expectation of privacy in any part of the pool area, and residents' actions may be recorded when in the pool area..
3. The Camera has been positioned to avoid capturing images inside private dwellings, including windows and private backyards.

4. Villa Santa Cruz will conduct a bi-annual review of the camera placement to ensure compliance with privacy expectations.
5. The camera operates continuously 24 hours a day, seven days a week.

#### **DATA STORAGE AND ACCESSIBILITY**

1. In general, and under normal operating conditions, footage/data will be kept for a period of at least two weeks, except where footage is being used for the investigation of an incident or is part of an ongoing legal process. In circumstances such as power interruptions, equipment malfunction and the like, footage/data may fail to record. The Cooperative makes no guarantee that incidents will record. The Board may also, in its sole discretion, cease recordation and storage of footage/data at any time.
2. The Surveillance Camera footage and data will be accessed only on Cooperative-owned devices and only by the Villa Santa Cruz Surveillance Committee, designated limited to, legal counsel and insurers, and only for Board-designated purposes as will be determined by a majority of the Board.
3. The Villa Santa Cruz Surveillance Committee authorized individuals shall be made up of the Board President or other Director and two other Villa Santa Cruz Shareholders appointed by the Board.
4. The Board reserves the right, upon its reasonable discretion, to provide access to the Surveillance System and/or turn over footage or data to police, law enforcement and/or other government agencies and personnel upon request. The Board will comply with any validly issued subpoena, search warrant, or court order for production of data to the extent of the data in its possession, subject to applicable objections. The Board may, in its reasonable discretion, post photographs of non-resident intruders for purposes of identifying the same.

#### **RESPONSIBILITIES AND ENFORCEMENT**

1. The VSC Board of Directors will be responsible for the implementation, operation, and enforcement of this policy.
2. The designated representative will conduct regular maintenance checks on the camera to ensure it is functioning properly.

3. Any tampering, obstruction, or disabling of the security camera by residents or guests will be considered a violation of this policy and may result in fines or other penalties.

**ADOPTED this 20th day of May, 2025, by the Board of Directors, Villa Santa Cruz, Coop, INC.**

***Signature on file***

**President or Vice President Name**

**Title**