

TAMARAC LAKES SECURITY CAMERA POLICY

I. PURPOSE

The purpose of the 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:

- Common Area Entrances
- Trails
- Lakes/Beaches/Docks
- Recreational facilities
- Walkways
- Other shared spaces

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 Tamarac Lakes Homeowners Association.

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 will be posted at the entrances and around the common areas notifying all that the area is under surveillance.
3. Cameras will be positioned to the greatest extent practical to avoid capturing images inside private dwellings, including windows and private backyards.
4. The HOA will conduct a bi-annual review of camera placements to ensure compliance with privacy expectations and technological advancements.
5. The recordings will be stored securely with access limited to authorized personnel only.
6. Recordings will not include audio.

IV. DATA STORAGE AND ACCESSIBILITY

1. Recorded footage will be regularly deleted, 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 TLA Board and, in the event of a crime or investigation, law enforcement authorities.
3. Access to recorded footage will be documented in an access log specifying who viewed the footage, when the footage was viewed and the reason for viewing.
4. Any reviewed or released footage will be carefully screened to protect the privacy of other residents and to ensure compliance with applicable laws.
5. Recorded footage acceptable uses will include:
 - A. Investigating specific incidents of criminal activity or property damage
 - B. Providing evidence for enforcing HOA rules and covenants
 - C. Sharing with law enforcement only when presented with a valid subpoena or warrant

V. RESPONSIBILITIES AND ENFORCEMENT

1. The TLA Board will be responsible for the implementation, operation, and enforcement of this policy.
2. The TLA 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, including any subsequent revisions.

VII. AMENDMENTS

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

VIII. ACCEPTANCE

By residing within the Tamarac community, all homeowners and their guests are subject to the stipulations of this Security Camera Policy as duly authorized by the TLA board of directors.

ADOPTED this 11th day of May, 2026, by the Board of Directors of the Tamarac Lakes Associate