

**RULES AND REGULATIONS OF**  
**VILLAGE OF BELMONT HOMEOWNERS ASSOCIATION, INC.**

**ASSOCIATION CAMERAS**

Pursuant to the authority vested in Article 3, 3.18(f) of the Bylaws of the Village at Belmont Homeowners Association, Inc. ("Bylaws") and the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Village at Belmont recorded in Deed Book 15233, Pages 777, *et seq.*, of the Cobb County, Georgia land records; (as amended and/or supplemented from time to time, collectively, the "Declaration"), the Board of Directors of may make, modify, repeal, and enforce rules and regulations regarding the Association's affairs.

**WHEREAS**, the Board desires to promulgate the following rules regarding the use of Association cameras in the community; and

**WHEREAS**, the Rules and Regulations set forth herein shall become effective on June 1, 2020;

**NOW THEREFORE**, The Board has adopted the following rules and regulation, which rules and regulations are attached hereto as Exhibit "A".

**IN WITNESS WHEREOF**, the Association has adopted the attached rules and regulations this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
, Director

\_\_\_\_\_  
, Director

\_\_\_\_\_  
, Director

\_\_\_\_\_  
, Director

## Exhibit "A"

### RULES AND REGULATIONS GOVERNING USE OF ASSOCIATION CAMERAS

The Association has caused cameras to be installed on the Association's Common Property for the purpose of deterring future vandalism of Association property and for the purpose of having footage should any vandalism occur. While the Association records footage should any vandalism occur, the cameras are not actively monitored, and Owners should not have any expectation that the cameras will prevent a crime. **In accordance with Article 11, Section 11.15 of the Declaration, the Association is not a provider of security.**

#### **Use and Review of Video Monitoring**

1. Video surveillance may be installed around Association property for the purpose of deterring vandalism of Association property and for the purpose of recording any vandalism that does occur.
2. Video surveillance will not be installed in areas where Owners have a reasonable expectation of privacy.
3. The Association will post signs in areas where video surveillance is present.
4. The Board of Directors will review the recordings when damage occurs to Association property. The Board will not review the recordings otherwise unless deemed necessary by a majority of the Board of Directors.
5. Video Recordings may be used as evidence in the event the Association takes legal action due to damage to Association property.

#### **Security/Storage of Video Footage**

1. The Association will provide reasonable safeguards to prevent the unauthorized viewing of video footage.
2. Video recordings will be stored for a minimum of thirty (30) days after the initial recording. Owners have no reasonable expectation that video recordings will be stored for more than thirty (30) days.
3. Should an Owner request video footage, in accordance with the provisions provided herein, the Association will hold a copy of the video recordings pending resolution of the incident. Upon resolution of the incident, Owners shall not have a reasonable expectation that video recordings will continue to be stored.

#### **Who can Access the Footage?**

1. All viewing requests shall be submitted in writing and must be narrowly tailored so as to only request the portion of footage specifically at issue.
2. The Association will only release footage upon receipt of 1) a subpoena demanding the release of video footage or 2) a request combined with a police report specifically detailing why the footage must be released.
3. Video footage will not otherwise be released.