

The Summit Home Owners Association “Observation Camera, Recording Device, and Image Access” Policy

1. **Purpose:** The Summit Home Owners Association Board of Directors approved the installation of observation cameras and recording device for:
 - a. **Deterrence:** Aid in deterring crime within The Summit. While it is the opinion of the board that the physical, observable, presence of the Observation Cameras may act as a disincentive to those contemplating criminal activity within The Summit, the term “Observation Cameras” shall not to be confused with the term “Security Cameras” as no guarantee or warranty of security and/or increased security is implied by the installation of said “Observation Cameras”).
 - b. **Gate Collisions:** Provide a potential (but not guaranteed) measure to aid in establishing cause and effect relationships (and possible liability) with respect to gate collisions at entry and exit gates of The Summit.
 - c. **Criminal Investigations:** Provide a potential (but not guaranteed) measure to aid in the pursuit of criminal investigations with respect to crimes against properties and/or person(s) within The Summit.
2. **Details:**
 - a. **Management:** The installation, maintenance, and operation of the observation cameras, recording device(s), and remote (i.e. Internet) access thereof, shall be contracted to an established (with a minimum of three years applicable experience) external, commercial, organization to perform said activities. Maintenance shall include hardware and software upgrades, software patches and virus avoidance upgrades. On a separate per-incident, fee-basis, said management contractor shall also support The Summit homeowners by assisting them in securing real-time and stored-image access, but only as described below.
 - b. **Image Recording:** To facilitate the potential usages described in 1a and 1b (above), images captured by the observation camera(s) shall be stored on a recording device(s) for a period of approximately two (2) weeks. Thereafter, the recording media may be reused to store new camera images by writing-over existing images; thereby eliminating the potential of making copies of activities recorded, once images have been recorded over. It is NOT the intent of the board to archive images (to include making or storing data/images on “tapes” or other media) except as specifically provided-for in the below stated exceptions.
 - c. **Accessibility:**
 - i. **Homeowner’s Access to Real-Time Images:** The Summit homeowners may request remote (Internet) “viewing” access to real-time camera images (but not to past images recorded on the recorder media). All real-time viewing access requesters must establish a User ID and a password before access may be granted. Actual real-time viewing access will be controlled (limited) to those who have established accounts and the account holder’s viewing activities may be recorded. The Summit

homeowners may contract assistance in achieving this capability, on a fee-basis, through the Management entity performing the duties described in 2a (above).

- ii. **Homeowner's Access to Stored Images:** On a fee-basis, and limited to the purposes described in 1b and 1c (above) The Summit homeowners may request a review of images captured during a period of suspected criminal activity (or gate collision), and a copy thereof, by contacting the Management entity performing the duties in 2a (above).
 - iii. **Physical and Logical Access of the Management Entity:** The contracted Management entity described in 2a (above), and board members of The Summit, shall have physical, and down-the-wire (remote control) access to the hardware, firmware, software and data files associated with this policy.
3. **Severability:** In the event that any portion of this policy is found to be unenforceable, all other elements shall remain intact.