

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
FAWN LAKE HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, FAWN LAKE HOMEOWNERS ASSOCIATION, INC., (“Association”) is the entity responsible for the operation and maintenance of FAWN LAKE HOMEOWNERS ASSOCIATION pursuant to the Declaration of Covenants, Conditions and Restrictions of Fawn Lake, originally recorded at Official Records Book 8945, Page 1736, et. seq., of the Public Records of Hillsborough County, Florida, and as amended; and

WHEREAS, the Board of Directors of Association has the authority to manage the Association and enforce its governing documents; and

WHEREAS, the Association’s Declaration Article IV, Section 6; and Bylaws Article VII, Section 1(a) state that the Association, through its Board of Directors, has the power to adopt and change the Association’s Rules and Regulations regarding the Association Property;

NOW THEREFORE, the Board hereby resolves as follows:

1. The above recitations are true and correct and are incorporated herein by reference.
2. The Board creates the following Policy, titled “Video Surveillance” as stated in the attached Exhibit A.

IN WITNESS WHEREOF, the Board has adopted this resolution this 13th day of November, 2024, by a vote of 4 to 4 at a duly called meeting at which a quorum was present.

**FAWN LAKE HOMEOWNERS ASSOCIATION, INC.**

By:  \_\_\_\_\_

Jesse Leonor, President

## EXHIBIT A

### VIDEO SURVEILLANCE PROPERTY

Fawn Lake Homeowners Association, Inc. ("Association") has installed cameras in the community. Video surveillance provides a deterrent to inappropriate behavior and can also be used as a means of identification in the event of damage or criminal activity. Video surveillance is NOT a guarantee of the protection of Association assets or the security of residents and their guests.

In order to ensure that video surveillance is not abused or misused, the Board of Directors has adopted the following rules and restrictions governing the use and access of video equipment in the community. This policy applies to all video surveillance systems installed within the Fawn Lake community by the Association and is exclusive of personal surveillance equipment installed by residents. The Association does not warrant that the equipment will always be functioning and recording, nor its suitability to record specific details nor the quality level of any recording. There will be times when the cameras or system are down for maintenance, service or repair. The Association reserves the right to discontinue video recording at any time.

#### **Type of Equipment**

The Association will use a security camera to collect and retain real-time video. Video surveillance footage will automatically be erased or overwritten by the recording device when capacity of the device has been exhausted which requires an average of 10 to 14 days, but may be less or more. Footage from the video recording equipment is not accessible remotely and will only be recorded to local equipment directly connected to the cameras. Recording equipment will not be set up with internet access. Any footage required to be downloaded can only be obtained by direct connection to the recording equipment. Downloaded video records shall be archived only for investigative or legal purposes.

#### **Placement**

Video recording equipment shall only be placed in visible public locations that present the subjectively determined best surveillance options with respect to desired coverage, specific surveillance targets and ambient lighting conditions. Cameras will not be placed in areas where members and guests would have a reasonable expectation of privacy, and will not purposefully view inside residents' homes or private areas. Cameras are not installed to monitor Member activities except as they relate to actions in, on or about the Common Areas being monitored. No assurance is made as to what specific views or camera angles are covered by the video recording equipment.

#### **Access to Video Records**

Association access to video surveillance records shall be secured via password and restricted to the Board of Directors and its designated parties (technicians, law enforcement, Neighborhood Watch Committee, Management Company personnel, etc). The system may be viewed and monitored on a regular basis, or in response to events including but not limited to vandalism, property damage, litigation evidence, criminal activity, insurance investigation and suspicious activity. Release of footage directly to homeowners shall not be allowed. If access to video surveillance is required for the purpose of law enforcement investigation due to criminal activity or potential criminal activity, the request for footage must be made by law enforcement or judicial notice to the HOA. The video surveillance will be reviewed by the Board and pertinent footage related to the investigation shall be provided to the requesting judicial or law enforcement official as promptly as possible within the scheduling availability of the aforementioned persons authorized to access the footage.

#### **Access Logging**

All instances of surveillance footage being archived by the Board or provided to authorized third parties shall be entered into the monthly minutes of the Board of Directors meeting so that it becomes part of the public record under Florida Statutes 720.303(4).