

**MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION, INC.
ADMINISTRATIVE RESOLUTION NO. 2023-01**

Policy and Procedures Concerning Security Cameras

WHEREAS, Section 4.1 of the Bylaws of the Meadows at Morris Farms Community Association ("Association") provides the Board of Directors ("Board") with all the powers and duties necessary for the administration of the affairs of the Association; and

WHEREAS, Section 4.1 (1) of the Bylaws provides that the Board shall provide for the upkeep of the Common Areas; and

WHEREAS, Section 4.1 (4) of the Bylaws further provides that the Board is to make and amend Rules and Regulations for the Association; and

WHEREAS, the Board will be installing security cameras on certain Association Common Areas; and

WHEREAS, Article 10 of the Association's Bylaws provides that the Association shall keep books and records as required by Section 13.1-932 of the Non-Stock Corporation Act (the "Act") and Section 55.1-1815 of the Virginia Property Owners Association Act (the "P.O.A. Act"); and

WHEREAS, the Act and P.O.A. Act do not define or infer that security camera footage as a book or record of the Association, and

WHEREAS, the Association deems it in the best interest to establish and publish such rules relating to the access to and limitations of security camera footage given the possible sensitive nature of the footage.

NOW THEREFORE, BE IT RESOLVED that the Association adopts the following policies and procedures regarding security cameras and access to their recordings:

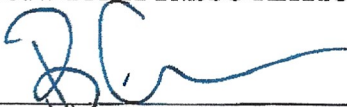
I. GENERAL

- a. Location. The Association may employ the use of security cameras in any locations upon the Common Areas except bathrooms and locker rooms.
- b. Recordings. Security cameras will not be actively monitored, but instead, the footage will be reviewed retrospectively as circumstances require. No owner shall assume that the security cameras are being actively monitored or will provide active assistance in the event an owner is injured or in other need of active assistance by medical personnel, law enforcement, or otherwise. The Association may retain video recordings of Association security cameras for a period up to 30 days, however, recordings may be retained for shorter or longer periods of time in the Board's discretion. Security camera recordings will generally only be used to the extent necessary to protect the Associations' property, but data gathered may be used in the enforcement of the Association's Rules and Regulations, at the discretion of the Board.

- c. Viewing. Access to and viewing of the security camera recordings shall be limited to the members of the Association's Board, Managing Agent, and Attorney. Requests to view any Association security camera footage will be considered on a case-by-case basis and shall be limited to the extent permissible by law. Unless otherwise required by law or deemed unnecessary by the Board, requests to review Association security camera footage must be accompanied by evidence of a subpoena for the recording.
- d. Liability. The Association assumes no liability or responsibility for any malfunction or failure of any Association security cameras or the contents of the video recordings obtained by any Association security camera. No resident shall rely on any Association security camera for protection, defense from theft or damage to their person or property, or for evidence otherwise. The Association assumes no liability for any damage or harm to any owner, resident, guest, or their property that may occur in areas where there are or are not Association security cameras.
- e. Privacy. Residents and their guests and invitees shall have no expectation of privacy at any location upon the Common Elements of the Association.

The effective date of this Resolution shall be February 28, 2023.

**MEADOWS AT MORRIS FARM
COMMUNITY ASSOCIATION, INC.**



President