

**RESOLUTION  
OF THE  
ASSOCIATION OF OWNERS, SATELLITE APARTMENT BUILDING  
REGARDING A POLICY FOR  
CAMERAS ON COMMON ELEMENTS**

- SUBJECT:** Adoption of a Policy governing Association installed cameras on Common Elements of the Satellite community.
- BACKGROUND:** We have installed a new camera system in our building and have upgraded the old camera system as well. With these new cameras in place it important to adopt a policy that will protect the Satellite from any liability that could incur from our new camera system.
- PURPOSE:** To provide notice of the adoption of a policy by the Association concerning Association installed cameras on Common Elements.
- AUTHORITY:** The Declaration, Bylaws, Articles of Incorporation and Colorado Law.
- EFFECTIVE DATE:** 6/5/2021
- RESOLUTION:** WHEREAS, the Association is responsible for the maintenance and general upkeep of various components in the community, including Common Elements; and
- WHEREAS, the Board of Directors believes installation of cameras in the Common Elements will help to deter criminal activity, allow for monitoring of misuse of the Common Elements, assist in the identification and prosecution of person damaging the Common Elements and assist in the enforcement of the Association's governing documents including but not limited to the Rules and Regulations and would be in the best interests of the Association;
- THEREFORE, the Board hereby adopts the following policy regarding the use of cameras in the Association's Common Elements:
1. The primary purpose of the cameras is to record occurrences in Common Elements for the purpose of deterring unlawful acts in the community and as may be necessary to investigate allegations of covenant and rule violations reported to the Association. Secondary allowed uses are to verify contractor performance under a contract or work order or to determine property condition(s).
  2. The cameras will be used for recording purposes only and will not be monitored. The cameras should not be relied upon by


owners, residents, or their guests/family members for their personal security or safety, and all individuals must continue to take the same safety precautions they took prior to installation of the cameras. The Association disclaims any responsibility for damage to person or property and does not assume such an obligation.

3. Video footage will be retained for 30 days and then deleted, unless the footage must be kept longer for a criminal investigation, enforcement purposes, or such other reason deemed appropriate by the Board. Such determination shall be made by the Board in its sole discretion. Video footage is not a record of the Association.
4. The camera system hard drive storage device shall be protected against theft and physical tampering. It will be kept in a locked area subject to access only by personnel as approved by the Board. Access to video feed and stored images will be restricted to designated Board Member(s) and management personnel as approved by the Board.
5. As required for cooperation with law enforcement or insurance, the Board may approve sharing of video images or footage with appropriate outside parties or as may be issued by a duly issued Court order. Only the designated Board member(s) and management personnel as approved by the Board may download such image or video from the storage upon approval from the Board, and attorney if necessary. The recordings or images shall not be considered "association records" as defined by CRS 38-33.3-317 and in no case shall images or video be shared with individual homeowners or residents. Storage of images or video for this purpose of approved sharing with outside parties is deemed temporary and upon submission to the outside party all temporary copies will be handled in accordance with the requesting agencies' handling policies.
6. Any individual found to be tampering with the cameras will be fined in accordance with the Association's Covenant Enforcement policy. Any individual responsible for damage to the cameras will be fined and assessed the cost of repair or replacement.
7. This policy may be amended from time to time by the Board of Directors as may be deemed appropriate.
8. The Board of Directors may deviate from this policy if deemed necessary under the circumstances as determined by the Board in its sole discretion.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association on 6/5/2021, and in witness thereof, the undersigned has subscribed his/her name.

**The Association of Owners, Satellite  
Apartment Building, a nonprofit corporation**

By:   
Its: President