

Oak Creek Estados HOA Surveillance Camera Security Policy

Oak Creek Estados Homeowners Association (HOA) Board of Directors (BOD) has installed cameras in the community for the protection of HOA assets and for the security of residents and their guests. Video surveillance provides not only a deterrent to inappropriate behavior but can also be used as a means of identification in the event of damage or criminal activity. In order to ensure that video surveillance is not abused or misused, the BOD has adopted the following rules and restrictions effective, March 20, 2021, governing the use and access of video equipment in the community. This policy applies to all video surveillance systems installed within the Oak Creek Estados community by the HOA which are permanently installed and whose presence is detailed on posted signage and is exclusive of personal surveillance equipment installed by residents.

The Association does not warrant that the equipment will always be functioning and 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.

Installation, Placement, Maintenance and Access of Video Surveillance Equipment Video Equipment/Records

Type of Equipment

The HOA will use a wireless 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 is a maximum storage of 7 days. Footage from the video recording equipment will never be stored on a personal computer. No video shall be published to the Internet or streamed to mobile devices. The camera will be connected via wireless to the office router.

Placement

Video recording equipment shall only be placed in visible public locations that present the best surveillance options with respect to desired coverage, specific surveillance targets and ambient lighting conditions. Cameras will be positioned so as to not willfully intrude on a homeowner's property or privacy without express written consent of the homeowner. Signage shall be erected in conspicuous location(s) notifying all parties that the area is under video surveillance.

Maintenance

Any on premise servicing will only be done by Oak Creek Estados maintenance staff.

Access to Video Records

Association access to video surveillance records shall be secured via password and restricted to the BOD, association management and maintenance staff. Video surveillance footage shall be viewed by association management and maintenance staff only when alerted that person(s) are in the pool/spa common area after hours. Release of pertinent footage to homeowners shall only be allowed upon majority agreement of the Board and only in response to an event which has occurred including but not limited to vandalism, property damage, litigation evidence, criminal activity, insurance investigation and suspicious activity.

If access to video surveillance is required for the purpose of law enforcement investigation due to criminal activity or potential criminal activity, video surveillance will be reviewed by the BOD and pertinent footage related to the investigation shall be provided to the law enforcement officials.