

**BEAVER LAKE ASSOCIATION
DOCUMENT CONTROL FORM**

Requestor: Reba Graf

Ctrl Number: 359

Date: 2-19-25

Document and Section Affected: Section IV, subsection J, 5
Section VI, subsection H (resolution)

Requested Change(s) (list paragraph, page, line, and change):

From: NA

To: New Addition

5. Be it known that all areas of public access at Beaver Lake may be monitored by surveillance cameras. See resolution in Section VI, subsection H.

**RESOLUTION OF THE
BEAVER LAKE HOMEOWNERS ASSOCIATION, INC.
REGARDING CAMERA MONITORING SYSTEM**

PURPOSE: To adopt a policy regarding the Association's use of a camera monitoring system on the Common Areas of the Beaver Lake community.

AUTHORITY: The Declaration of Covenants, Conditions, and Restrictions for Beaver Lake ("Declaration"), Articles of Incorporation, and Bylaws of the Association and Nebraska law.

**EFFECTIVE
DATE:** March 20, 2025

RESOLUTION: The Association hereby provides notice of its adoption of the following policy concerning the use or operation of a camera monitoring system within the Association's Common Areas.

1. The Association utilizes video cameras in the Beaver Lake community located on the Association's Common Areas.
2. **The Association's cameras are solely for deterrence and evidence gathering. The cameras have not been installed to provide any guarantee of protection, safety, or security of residents, guests, their invitees, or their personal property.**
3. Cameras are live-stream and/or motion-sensor activated. Access to live video feed and stored images on-site or via remote login will be restricted to designated Board Member(s) and management personnel as approved by the Board. Any such person so designated by the Board shall be a System Administrator. Periodic logins by authorized personnel may be done for the limited purpose to verify that all cameras are working and focused and that images are properly recording, but authorized personnel may not always monitor any cameras in real time.
4. The Board of Directors reserves the right to allow persons designated in writing by the Board to review camera footage. Images from camera footage that have not been provided to any authorized persons as identified below may be deleted after 30 days or upon such schedule as determined by the Board or required by system storage limitations.

5. Distribution of camera footage will be limited to the following: (i) the Board of Directors or designated agents/representatives of the Board; (ii) the Association's managing agent; (iii) law enforcement personnel investigating a crime; (iv) security company personnel, if any; and (v) others who can produce a subpoena for needing the footage. The Association may impose reasonable limitations on use by authorized persons of footage, with the exception of law enforcement personnel in investigation of a crime.
6. Images from camera footage will not be posted on Association property or made available to residents in the community in general or the public via the Association's website or other social media, except as may be required by law enforcement personnel in investigation of a crime.

CERTIFICATION: The undersigned, being the President of Beaver Lake Homeowners, Association, Inc., certifies that the foregoing resolution was approved and adopted by the Board of Directors of the Association at meeting of the Board of Directors of the Association on March 20, 2025.

BEAVER LAKE HOMEOWNERS ASSOCIATION, INC.,
A Nebraska nonprofit corporation

By:



President

Justification: Why is this change needed?

To adopt a policy regarding the Association's use of a camera monitoring system on the Common Areas of the Beaver Lake community.

Impacts: If not approved, what are the consequences?

Appropriate Committee: **Approve** **Disapprove:** **N/A:** **Date:**

Recommendations for the Board:

Approval Status: **Approved: X** **Disapproved:** **Date: 3-20-25**

Board Comments:

Approved as recorded at the 3-20-25 BOD Meeting
Updated Handbook: 3-28-25 (jjp)