

# Amendment to the Bylaws of Long Manor Owners Association

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## **Article IX: Necessity of Video Surveillance at Garage and Main Entrance** **Section 1: Use of Surveillance Equipment**

The purpose of this amendment is to ensure the privacy and tranquility of the Long Manor Owners Association (LMOA) community by regulating the use of surveillance cameras and related equipment within the condominium property.

### **Prohibition of Surveillance Cameras:**

The installation and use of surveillance cameras and recording devices by unit owners, residents, or their guests, in any part of the condominium property, including but not limited to common areas and individual units that overlook common areas, are hereby strictly prohibited. This includes, but is not limited to, cameras with flashing lights, cameras without flashing lights, hidden cameras, and any other type of surveillance equipment. The prohibition extends to both visible and concealed devices capable of recording or transmitting visual, audio, or digital information.

### **Exceptions:**

The Executive Board of LMOA may approve the use of surveillance cameras in common areas for security purposes. Such installations shall be subject to Board control, and any footage obtained will be handled in accordance with privacy laws and LMOA policies.

Any resident requesting an exception for security purposes within their unit must submit a written request to the Executive Board, detailing the reasons for the exception and the type of devices to be used. The Board reserves the right to approve or deny such requests based on privacy considerations and the overall impact on the community.

### **Enforcement:**

Violations of this bylaw amendment will be subject to enforcement procedures as outlined

in the LMOA governing documents, which may include warnings, fines, and legal action.

## Section 2: Purpose

The purpose of this amendment is to enhance security and safety for the residents of Long Manor Owners Association (LMOA) by implementing video surveillance at strategic locations, specifically the garage and main entrance, to monitor and deter unauthorized access and activities.

1. **Security Enhancement:** Video cameras serve as a deterrent to criminal activities such as theft, vandalism, and unauthorized entry. Their presence can make potential perpetrators think twice before committing illegal acts, thereby increasing the security of the residents and their property.
2. **Safety Monitoring:** Video surveillance helps in monitoring common areas to ensure the safety of residents and visitors. It can be particularly important in emergency situations, allowing for rapid response to incidents like accidents, fires, or medical emergencies.
3. **Evidence Collection:** In the event of criminal activity or disputes, video footage can provide crucial evidence that can be used by law enforcement or in legal proceedings, helping to establish facts and determine accountability.
4. **Access Control:** Cameras placed at entrances and exits help in monitoring and controlling who enters and leaves the property, which is essential for maintaining a secure environment.
5. **Property Management:** Video surveillance assists in the management and maintenance of the property by allowing for the monitoring of common areas, identifying maintenance issues, and ensuring that communal spaces are used appropriately.
6. **Community Confidence:** Knowing that the property is under surveillance can give residents and property managers peace of mind, contributing to a sense of security and well-being within the community.
7. **Insurance Benefits:** Having a comprehensive video surveillance system can potentially reduce insurance premiums as it lowers the risk profile of the property.

### **Section 3: Video Surveillance System**

**Installation:** A video surveillance system shall be installed covering the garage area and the main entrance of the condominium. The system will include cameras positioned to record all ingress and egress without infringing on individual privacy in personal living spaces.

**Operation:** The surveillance system shall be operational 24 hours a day, seven days a week, and monitored by designated security personnel or authorized management staff.

**Equipment:** The system will consist of high-definition cameras with night vision capability to ensure clear recording during all hours.

### **Section 4: Privacy and Compliance**

**Privacy:** Video surveillance will be conducted in compliance with applicable privacy laws and regulations. Cameras will be positioned to monitor common areas only, avoiding direct views into individual residential units.

**Notification:** Clear signage will be posted at monitored locations to inform residents and visitors of the active surveillance.

### **Section 5: Access to Footage**

**Storage:** Recorded footage will be stored securely for a period of 14 days, after which it will be automatically overwritten, unless retained as part of a security investigation.

**Access:** Access to recorded footage will be restricted to authorized personnel only and provided to law enforcement or as required by legal process.

### **Section 6: Amendment and Modification**

The specifics of the video surveillance system, including the number and placement of cameras, may be amended or modified by the Executive Board as needed to adapt to technological advancements or changes in security requirements.

### **Section 7: Effective Date**

This amendment shall take effect immediately upon its adoption by the affirmative vote of a majority of the total membership of the Long Manor Owners Association (LMOA), in accordance with the bylaw amendment procedures outlined in the association's governing documents.

### **Section 8: Financial Assessment for Video Surveillance System**

Upon determining the equipment and video surveillance system that is adequate and necessary to fulfill the requirements of this amendment, an additional fee

assessment will be levied on each unit to share the costs associated with the purchase, installation, and maintenance of the system. This assessment is in recognition of the collective benefit and enhanced security the system will provide to all residents.

1. **Cost Determination:** The Executive Board will obtain multiple bids from qualified vendors to ensure a cost-effective solution for the video surveillance system. The total cost will include the purchase of equipment, installation charges, and projected maintenance expenses.
2. **Assessment Calculation:** The additional fee assessment for each unit will be calculated based on the total cost divided by the number of units, ensuring an equitable share of the expenses. Consideration will be given to the size of the units or other relevant factors as determined by the Board.
3. **Notification and Payment:** Unit owners will be notified in writing of the amount and rationale for the assessment. Payment terms, including options for installment payments or lump-sum payments, will be clearly outlined.

**Adopted on 4/14/2024**

By the Executive Board of Long Manor Owners Association