

PARK PLACE OF ITASCA OWNERS ASSOCIATION

PARK PLACE OF ITASCA HOMEOWNERS' ASSOCIATION RESOLUTION OWNER INSTALLATION OF SURVEILLANCE CAMERAS

WHEREAS Park Place of Itasca Homeowners Association ("Association") is an Illinois not-for-profit corporation, organized and operating for the purpose of administering and maintaining the Common Elements at the property commonly known as the Park Place of Itasca Homeowners Association; and

WHEREAS the Association is administered by a duly elected Board of Directors in accordance with the Declaration for Park Place of Itasca Homeowners Association; and

WHEREAS the Board of Directors is charged with the responsibility of maintaining the property and the Park Place of Itasca Homeowners Association in the best interests of the members of the Association; and

WHEREAS, the following rules shall supplement the existing rules and regulations, however, the rules and regulations contained herein shall supersede any contradictory rules and regulations contained in the existing policies of the Association.

NOW, THEREFORE, BE IT RESOLVED, that the following rules are hereby adopted and added to the existing rules and regulations of the Association:

Any owner who wishes to install a video/surveillance camera on or near their unit must execute the required Installation and Indemnification Agreement required by the Board.

Security outdoor cameras must be aesthetically pleasing and must not include any motion activated floodlight.

Owners of end units may install up to a maximum of four exterior cameras on the outside of their Unit: one video/surveillance camera at the front entrance, one camera over the garage, one camera over the off-street windows, and one camera on the back of their unit.

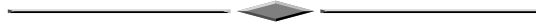
Owners of inside units may install up to a maximum of three cameras on the exterior of their unit: One video/surveillance camera at the front entrance, one camera over the garage, and one camera on the back of their unit.

All video security cameras are not to exceed a radius of 150-feet.

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1. If an Owner wishes to install any video/surveillance camera on the exterior of a building, such that installation will require the camera or any equipment to be affixed to the exterior in any manner, the Owner must submit an Architectural Request Form and obtain Board approval prior to installation. Upon approval, the camera will be subject to the requirements of Section 3(a)-(d) herein and Sections 2(a)-(d) of the Installation and Indemnification Agreement related to this installation.
2. If an Owner wishes to install a video/surveillance camera on the exterior of a building, then the surveillance must also meet the following requirements:
 - a. Video surveillance cameras may only surveil areas where there is no expectation of privacy, i.e., common areas, and should not be expressly pointed at any other Owner's windows. If an outdoor camera is taping, it may be considered an intrusion on a neighbor's personal life if it records within an owner's residence. Specifically, Section 26-4(a-6) of the Illinois Criminal Code (725 ILCS5) provides as follows: "It is unlawful for any person to knowingly make a video record or transmit live video of another person in that other person's residence without that person's consent when the recording or transmission is made outside that person's residence by use of an audio or video device that records or transmits from a remote location.
 - b. Video cameras and surveillance may not be used to harass or annoy other Owners or residents.
 - c. The video cameras shall provide surveillance only and Owners should be aware that they cannot prevent crime and do not reduce the need for Owners to remain vigilant, to take common sense precautions (locking cars and securing valuables) to protect themselves, and to report any suspicious individuals or activity to the police.
 - d. Video cameras shall be installed in the least visible, functional location. Video cameras shall be white in color or as otherwise directed by the Board. Cameras must not be installed directly on the brick or siding of any unit. All security cameras should have no more than a maximum range of 150 feet.
 - e. Security cameras may not be installed in the Community Area without the prior written approval of the Board. (Per Article Three, Section 3.06(a) and 3.07 of the Declaration)
3. Maintenance, Repair and Removal of installed cameras/video doorbells.
 - a. When any camera is removed for any reason, the area where it was installed must be returned to its original condition. If a doorbell camera is removed, then an original type functioning doorbell button must be installed.
 - b. The Board, via the property manager, must be contacted to inspect the area for compliance with the foregoing. Failure to do so will cause a charge to the Homeowner of any costs to bring the area back into compliance to the original specifications.

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4. Sale of a Unit. If the Unit is being sold, the purchaser must either sign a waiver of acceptance for any installed camera, and/or ensure that the seller has returned the area back into compliance; or the new owner will be liable for any repairs and costs to bring the area back into compliance with the original specifications.
5. The Board and the Association shall not be held liable or responsible for any privacy issues or disputes that arise because of an Owner's improper use of their video surveillance system.

APPROVED this _____ day of _____, 2023 by a majority of the Board of Directors.

PARK PLACE OF ITASCA HOMEOWNERS' ASSOCIATION

By: _____
President

ATTEST:

By: _____
Secretary