

**RESOLUTION OF THE
COPPERLEAF 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 Copperleaf Community.

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

EFFECTIVE DATE: OCTOBER 10, 2023

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 Common Areas.

1. The Association utilizes video cameras in the Copperleaf 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. A person will be designated as 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 will not monitor any cameras in real time.

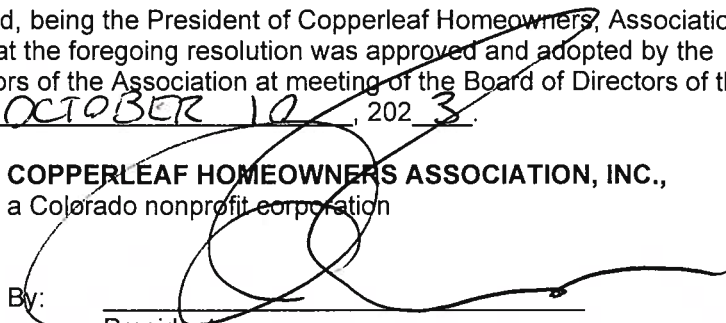
4. The Board of Directors reserves the right to allow persons designated in writing by the Board to review camera footage. Images from camera footage that have not been provided to any authorized persons as identified below may be deleted after 30 days.

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) resident victims of a crime; (v) security company personnel, if any; and (vi) others who can either produce a subpoena or articulate a compelling and legitimate reason for needing the footage. The Association may impose reasonable limitations on use by authorized persons of footage, with the exception of law enforcement personnel.

6. The recordings or images are not considered association records as defined by C.R.S. 38-33.3-317. 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 Copperleaf 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 OCTOBER 10, 2023.

COPPERLEAF HOMEOWNERS ASSOCIATION, INC.,
a Colorado nonprofit corporation

By: 
President