RESOLUTION

OF

THE TIMBERS ON RIVER RUN CONDOMINIUM ASSOCIATION, INC.
REGARDING A POLICY FOR CAMERAS ON COMMON AREAS

SUBJECT: Adoption of a policy governing Association installed cameras on Common Elements of the Timbers On River Run community.

PURPOSE: To provide notice of the adoption of a policy by the Association concerning Association installed cameras on Common Elements.

AUTHORITY: The Declaration, Bylaws, Articles of Incorporation and Colorado Law.

EFFECTIVE DATE: 01-19-26

RESOLUTION: WHEREAS, the Board of Directors is responsible for the management, control, maintenance, repair and replacement and improvement of the Common Element, which duty may include the placement of monitoring cameras to assist in the protection of the Common Elements; and

WHEREAS, the Board of Directors has determined it is in the best interest of the community and its homeowners to install monitoring cameras within the community to assist in the identification and prosecution of persons damaging the Common Elements and in the enforcement of the Association's covenant, rules, and regulations.

NOW THEREFORE, the Board hereby adopts the following policy regarding the use of cameras in the Association's Common Elements:

1. The Board of Directors has approved the placement of monitoring cameras to be installed on Common Elements at select locations within the community. The primary purpose of the cameras is to record occurrences in Common Elements for the purpose of deterring unlawful acts in the community and as may be necessary to investigate allegations of covenant and rule

violations reported to the Association. Secondary allowed uses are to verify contractor performance under a contract or work order or to determine property condition(s).

2. The cameras will be used for recording purposes only and will not be monitored in real time. The cameras are not being installed for safety purposes and should not be relied upon by homeowners, residents, or their guests/family homeowners for their personal security or safety, and all individuals must continue to take the same safety precautions they took prior to installation of the cameras.

3. Video footage will be retained for such time period deemed reasonable and appropriate by the Board and then deleted. Such determination shall be made by the Board in its sole discretion.

4. Access to video feed and stored images will be restricted to designated Board Member(s), management company personnel, and law enforcement as approved by the Board.

5. No copies of surveillance footage will be made or distributed to homeowners. However, any homeowner receiving a violation notice where the violation is evidenced by surveillance footage will be entitled to make an appointment with the management company to view the footage.

6. The Association does not guarantee that non-residents will not gain access to the community and commit criminal acts in the community, nor does the Association guarantee that criminal acts in the community will not be committed by residents. It shall be the responsibility of each homeowner to protect his or her person and property; and all responsibility to provide such security shall lie solely with each homeowner. The Association shall not be held liable for any loss or damage by reason of failure to provide security or the ineffectiveness of the cameras to prevent criminal activities.

7. The Board may determine, at any time, to discontinue the use of the cameras and/or to amend this Resolution.

8. The Board of Directors may deviate from this policy if deemed necessary under the circumstances as determined by the Board in its sole discretion.

PRESIDENT'S CERTIFICATION: The undersigned, being President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association on 01-19-26, and in witness thereof, the undersigned has subscribed her name.

THE TIMBERS ON RIVER RUN CONDOMINIUM ASSOCIATION, INC.,
a Colorado nonprofit corporation

Kathy Kort
President