

**VICKSBURG COMMUNITY IMPROVEMENT ASSOCIATION  
SECURITY CAMERA POLICY**

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

WHEREAS Vicksburg Community Improvement Association (hereinafter the "Association") is a Texas nonprofit corporation and the governing entity for Vicksburg, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in the Real Property Records of Montgomery County, Texas, under Document No. 282379, along with any amendments, supplements, and replats thereto (hereinafter the "Subdivision"); and,

WHEREAS the Association and Subdivision are governed, in part, by the Second Amended and Restated Declaration of Restrictions and Protective Covenants (hereinafter the "Declaration"); and,

WHEREAS Article IX, Section 9.08 of the Declaration empowers to Association to "adopt and promulgate reasonable rules and regulations;" and,

WHEREAS Section 2.101(17) of the Texas Business Organizations Code authorizes the Association to adopt and amend governing documents to manage its affairs; and,

WHEREAS Section 204.010(a)(6) of the Texas Property Code states that the Association may regulate the use of the Subdivision; and,

WHEREAS the Association owns and operates security cameras within the Subdivision, the sole purposes of which are the protection of Association property, for investigating violations of Association dedicatory instruments, and to enable law enforcement to investigate and prosecute any criminal activity related to Association property; and,

WHEREAS the Association considers it to be in the Association's best interest to adopt policies and procedures for the treatment of video captured by the security cameras; and,

WHEREAS this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code §202.001, et seq., and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the certification hereto, the Association, by and through its board of directors, hereby adopts this **SECURITY CAMERA POLICY**, as follows:

**SECURITY CAMERA POLICY**

1. Video, images, or data recorded on security cameras, their software, or connected devices (together hereinafter "security footage") are for the exclusive use of the Association, for the sole purposes of protecting and preserving Association-owned property and enforcing the Association's dedicatory instruments.

2. Security cameras and security footage are not for the safety, security, or other benefit of Association Members, the general public, or any other person or entity other than the Association.

3. Only the Association's board of directors and managing agent are authorized to access and review security footage; however, such access shall be strictly limited to instances where there is a legitimate need to review the security footage in furtherance of the Association's purposes. Unless a legitimate need arises, no person shall review any security footage.

- a. A legitimate need to review security footage is a need that results from a documented incident of damage or trespass to the Common Area or other Association property, and/or, a violation of the Association's dedicatory instruments, and/or, events as otherwise provided herein.

4. In the event of a legitimate need to review security footage, the Association directors, and/or its managing agent, may access and review the security footage as it relates to the property damage, trespass, or violation necessitating the review.

5. In the event of a written request from any state or federal law enforcement agency for security footage, the Association's board may vote to authorize the release of security footage to the requesting law enforcement agency.

6. Security footage, to the extent it has been preserved, will also be made available as required in response to any valid subpoena issued to the Association by a court or other body of competent jurisdiction.

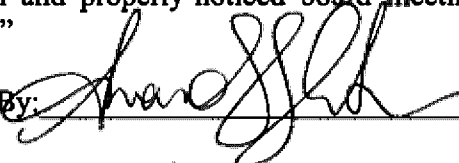
7. Should an Association member desire to have security footage provided to law enforcement for investigation or prosecution of a matter regarding that member's property or other self-interest, the following guidelines shall apply:

- a. The member should notify the investigating officer that there are cameras at a particular location relevant to the investigation, which should typically prompt the officer to request the security footage from the Association.
- b. Should the investigating officer not request the security footage, the member may submit a request to the Association's managing agent, including the police report or case number and the name and contact information of the investigating officer.
- c. The security footage, to the extent preserved, will be made available to the requesting law enforcement officer or agency as is reasonably practicable.
- d. The security footage shall not be provided directly to any member, but will be delivered directly to the applicable investigating officer or law enforcement agency making the request.

- e. If the Association deems it necessary or convenient, the investigating officer may access and review the raw footage in the presence of a person authorized to do so pursuant to this policy.
  - f. **Any such use of security footage is strictly incidental and ancillary to the primary purpose of the security cameras, which is to protect and preserve Association common area and property, and evidence violation of the Association’s governing documents. Notwithstanding any provision herein, the Association has no obligation to provide any security footage for the benefit of any person or entity other than the Association.**
8. Security footage will not be provided to any person or entity other than as set forth above.
9. From time to time, the Association’s board of director may determine the period of time for which any video, images, or data recorded on security cameras, their software, or connected devices, will be preserved. However, absent such an official determination, there shall be no required time-period to preserve such video, images, or data, and the Association shall take no steps to preserve any such video, images, or data.

**CERTIFICATION**

“I the undersigned, being a director of Vicksburg Community Improvement Association, hereby certify that the foregoing was approved by a majority of the Association’s board of directors, at an open and properly-noticed board meeting, at which at least a quorum of the board was present.”

By: 

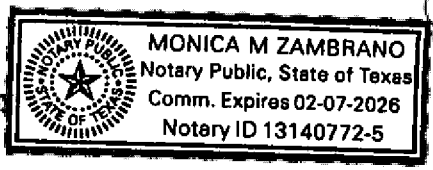
Print Name: Amanda S Everton Title: Treasurer

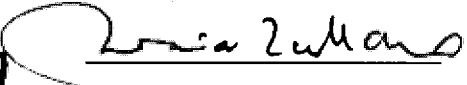
**ACKNOWLEDGEMENT**

STATE OF TEXAS                               §  
   §  
COUNTY OF MONTGOMERY               §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that they are the person who signed the foregoing document in their representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 23<sup>rd</sup> day of September, 2022.





**E-FILED FOR RECORD**

09/29/2022 08:24AM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**09/29/2022**



County Clerk  
Montgomery County, Texas