



FOUR SEASONS AT WALL HOMEOWNERS ASSOCIATION, INC.
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Four Seasons at Wall - Security Camera Policy

The Board of Trustees of Four Seasons at Wall has established a Policy for the use of, access to, and limitations of its video surveillance system covering certain parts of the Clubhouse and other Common Areas.

The following statement is intended to serve as the official Policy pertaining to the operation and use of the video surveillance system.

Purpose:

1. To assist authorized entities in the after-the-fact investigation of incidents or activities that compromise the safety, security and rules of the community and its facilities;
2. To assist authorized entities in the investigation of any damage incurred to property;
3. To assist law enforcement in the investigation of any crime.

The Board of Trustees recognizes the need to balance each individual's right to privacy with the need to ensure the safety and security of the community, its residents and its facilities.

The surveillance cameras will never monitor areas where homeowners and guests would have an expectation of privacy such as a restroom or locker room. This system is not a monitoring system.

Locations:

1. The Clubhouse and the Pool areas (indoor & outdoor) are equipped with video recording cameras, so located to observe these general areas. Owners and guests are subject to being recorded while in the Clubhouse and Pool areas.
2. Video cameras and license plate readers are located at the Gatehouse at the main entrance on Cooper Boulevard and at the rear gate area on Morningstar Road.

3. Video surveillance equipment will also be located in the fitness center and in the Clubhouse vestibule and foyer areas.

Management:

The Board of Directors has contracted with the Invision Security Group, (invisionsecuritygroup.com) for the installation, management and operation of the video surveillance system described above.

No additional video cameras will be installed or any changes made in the Operating Policy without the approval of the Board of Trustees. In the event of any changes, a revised Policy will be issued.

Monitoring:

There will be no real time monitoring of the video surveillance system, except for the Gatehouse cameras at the main entrance and at the rear gate area on Morningstar Road, which is monitored by the gatehouse attendant.

Access:

Upon Board approval, access to the surveillance recordings regarding specific incidents or activities will only be provided to the following, in the presence of the Four Seasons at Wall Community Manager:

1. Law enforcement officials upon their written request citing a specific incident;
2. Attorneys representing the Four Seasons at Wall Homeowner Association or a claimant against the Association upon their written request citing a specific incident;
3. Insurance company representatives of the insurance carrier(s) for the Association or insurance company representatives of insurance carrier(s) representing claimants against the Association, upon their written request citing a specific incident.
4. Any other requested access to surveillance video related to a specific incident or concern must be made in writing to the Board of Trustees for their consideration and written approval. If approved, the access will be limited to the Community Manager (and a minimum of 2 Board Members, if necessary).

Recording:

Requests to provide video records will not be accommodated unless it is:

- a) Requested in writing by the Police as a result of a Police investigation, and confirmed by Police headquarters;
- b) Ordered or subpoenaed by an appropriate law enforcement agency or court.

Incidents:

1. In the event that a safety, security, theft or vandalism incident occurs, owners or residents should report the incident to the Community Manager. If the preceding occurs when the Community Manager is not available, the incident should be reported to the Police and a member of the Board.
2. If a crime has been committed, the matter must be reported to the Police. If it is believed that a recorded video from the Association would assist in the investigation of this crime, the Police will be informed to contact the Community Manager.

Limitations:

- a) Owners, guests, and staff members should understand that no employed person, (including employees of the Invision Security Group and the property management company serving Four Seasons at Wall) or any Four Seasons at Wall Association member will monitor the surveillance system on either a regular or consistent basis; except for the main entrance gatehouse and at the rear gate area on Morningstar Road as noted above.
- b) Access to the tapes is limited to the incidents noted above.
- c) Owners, guests, and staff members shall expect that they are under continuous video recording, not monitored video surveillance, when they are in the range of a camera.