

Executed on this 13th day of October, 2022.

**PROPERTY OWNERS ASSOCIATION OF
LAGO MAR**



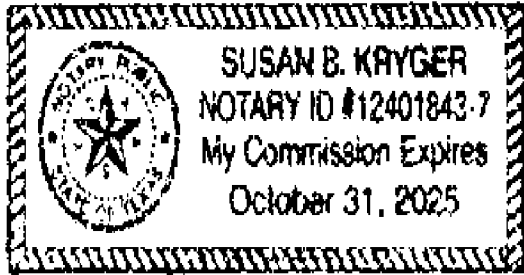
By: _____
Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 13th day of October, 2022 personally appeared Cliff Davis, authorized representative of Property Owners Association of Lago Mar, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



CLOSED-CIRCUIT CAMERA POLICY
for
PROPERTY OWNERS ASSOCIATION OF LAGO MAR

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

I, Daniella Franco, Secretary of Property Owners Association of Lago Mar ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors ("Board") of the Association duly called and held on the 11th day of October, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Closed-Circuit Camera Policy ("Policy") was duly approved by at least a majority vote of the members of the Board:

RECITALS

1. The Property Owners Association of Lago Mar ("Association") has installed and/or may install a closed-circuit camera system (the "Cameras") at some, but not all, Association Common Areas, which specific location(s) will be determined in the sole and absolute discretion of the Board. The images and footage captured by the Cameras is referred to herein as the "Recorded Footage".
2. The Board of Directors of the Association desires to adopt a policy relating to the examination, preservation, and production of the Recorded Footage.
3. "Common Areas" as used herein shall mean all real property within Lago Mar owned or controlled by the Association for the common use and enjoyment of the Owners, members of their families and guests.
4. "Owner" as used herein shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to the surface estate of any property under the jurisdiction of the Association, including contract sellers, but excluding those having an ownership interest merely as security for the performance of an obligation.

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PROPERTY OWNERS ASSOCIATION OF LAGO MAR CLOSED-CIRCUIT CAMERA POLICY

The Property Owners Association of Lago Mar ("Association") maintains the Cameras to obtain information related to activity in the portion or portions of the Common Areas at which Cameras have been or will be installed. The Association does not intend that all activity at all Common Areas be captured by the Cameras. The Cameras will not be actively monitored. The Cameras are not used to maintain information for Owners who may desire to obtain information related to activity in or on the Common Areas. The Recorded Footage will not be provided to an Owner unless otherwise allowed by this Closed Circuit Camera Policy ("Policy"). The Recorded Footage will be provided directly to law enforcement upon receipt of a proper request from law enforcement for same. The Association's Board of Directors ("Board") is also authorized to provide information obtained by the Cameras to law enforcement without first receiving a request for the information for any purpose deemed necessary by the Board. The Board may, in its sole and absolute discretion, designate any person it deems necessary to assist with providing access to the Recorded Footage per the terms and provisions of this Policy. This Policy is subject to the following additional terms and provisions:

1. **Preservation/Maintenance.** The Cameras store the Recorded Footage for approximately thirty (30) days and thereafter the Recorded Footage may be automatically erased. The Association will retain the Recorded Footage for a period longer than specified above if it receives written notice that the Recorded Footage is, or may be, required by a law enforcement agency or that the Recorded Footage must be preserved as evidence for use in a lawsuit. Provided that, any such notice must clearly identify the date of the event or incident for which the Recorded Footage is requested and reasonably state why the additional preservation of the Recorded Footage is requested and identify the pending lawsuit by style, case number and court. It is the Owner's responsibility to contact the Association as soon as possible in the event that an Owner believes that Recorded Footage will be needed to assist law enforcement. The Board may, in its sole and absolute discretion: (a) allow the Association's camera system contractor access Cameras to perform maintenance on the Cameras; and (b) designate any other person or entity it deems necessary to periodically review the Recorded Footage to ensure that the Cameras are operating correctly.

2. **Subpoena or Court Order.** If the Association receives a subpoena or other court order for the Recorded Footage and the Recorded Footage exists as of the date of the receipt of the subpoena or other court order, the Association will preserve the Recorded Footage to comply with the subpoena or other court order, subject to the Association's right to object to the subpoena or court order. The Association may produce the Recorded Footage requested through subpoena or other court order in electronic form or in any other format reasonably available to the Association.

3. **Camera Committee.** The Board may, but is not required to, appoint a Camera Committee, the chairperson of which will be a Board member. The Board may act as the Camera Committee. If formed as a committee separate from the Board: (a) the Camera Committee will manage the camera system subject to the control and direction of the Board, including assisting law enforcement with access to the Recorded Footage in accordance with the terms and provisions of this Policy; (b) the Camera Committee will, subject to Board oversight and control, be in charge of arranging periodic or as needed maintenance for the camera system; (c) the Board may remove

a member of the Camera Committee at any time with or without cause; and (d) membership on the Camera Committee will be voluntary and committee members will not receive pay or compensation for participation on the committee.

4. **Costs.** The Association may, unless otherwise prohibited by law, charge the party who requested the Recorded Footage through a subpoena for the compilation, production or reproduction of the Recorded Footage, which costs may include all reasonable costs of materials, labor, and overhead.

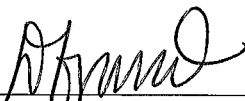
5. **Security.** The cameras are not maintained by the Association as a method of providing security within Lago Mar. The Association, its directors, officers, employees and agents, will not in any way be considered an insurer or guarantor of security within Lago Mar by maintaining the Cameras and/or the Recorded Footage.

6. **Disclaimer.** The Recorded Footage may not always be available for a given location and time due to scheduled downtime of a camera, unscheduled downtime of a camera, or technical issues of any component of the camera system. Likewise, weather conditions, lighting conditions, or other factors outside of the control of the Association may limit the availability of the Recorded Footage and/or may render the Recorded Footage, even when available, of no value. The Association in no way represents or guarantees that it will maintain Recorded Footage for all activity on all Common Areas or for every vehicle that enters or exits Lago Mar. The Association shall not be liable to any Owner, resident, guest, or other third-party for any damages, expenses, or fees claimed to be incurred by such party as a result of any image being captured or recorded by the Cameras.

7. This Policy replaces and supersedes any previously filed policy regarding the subject matter of this Policy.

I hereby certify that I am the duly qualified and acting Secretary of the Association and that the foregoing Closed-circuit Camera Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Galveston County, Texas.

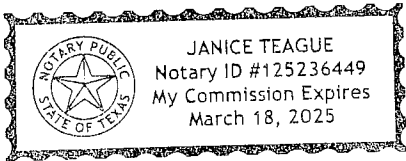
PROPERTY OWNERS ASSOCIATION OF LAGO MAR

By: 
Is: Secretary

Name Printed: Daniella Franco

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned notary public, on this 11th day of October,
2022, personally appeared Daniella Franco, as Secretary of
Property Owners Association of Lago Mar, known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same
for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

FILED AND RECORDED

Instrument Number: *2022064538*

Recording Fee: 46.00

Number Of Pages: 7

Filing and Recording Date: 10/13/2022 9:24AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*