

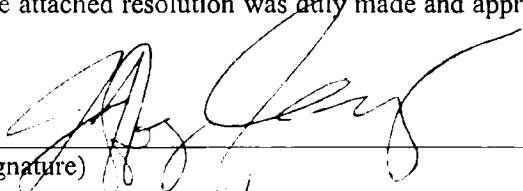
SECRETARY'S CERTIFICATE
FOR
BERINGWOOD ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION: Closed Circuit Camera Policy

WHEREAS, pursuant to that certain "Condominium Declaration for Beringwood" filed in Volume 67, Page 1 of the Condominium Records of Harris County, Texas, and any and all amendments thereto (the "Declaration"), Beringwood Association, Inc. is responsible for the administration and operation of Beringwood (the "Property").

WHEREAS, by this resolution, hereto attached as Exhibit "A," the Board of Directors wishes to adopt a policy governing closed circuit cameras on the Property and to provide disclosure of such policy to current and future owners of units at the Property.

The undersigned Secretary of Beringwood Association, Inc., a Texas non-profit corporation, does hereby certify that at a regular meeting of the Board of Directors held on October 16, 2019, with at least a majority of the Board of Directors being present, the attached resolution was duly made and approved by the Board of Directors.



(signature)
Weitsyr Chang


(name printed)

Secretary of BERINGWOOD ASSOCIATION, INC.,
a Texas non-profit corporation

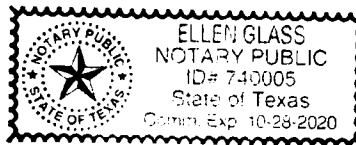
STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 6 day of February, 2020 by Weitsyr Chang, Secretary of Beringwood Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Notary Public in and for the State of Texas



RP-2020-208845

**A RESOLUTION ADOPTED BY THE UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF DIRECTORS OF
BERINGWOOD ASSOCIATION, INC.
ADOPTING
A CLOSED-CIRCUIT CAMERA POLICY**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

We, the undersigned, being all of the members of the Board of Directors (the "Board") of Beringwood Association, Inc. (the "Association"), a Texas non-profit corporation, do by this writing consent to and adopt the following resolution:

RECITALS

WHEREAS, Article V of the By-laws of the Association recorded in the Harris County Real Property Records, file number 531-76-1401 et seq. ("By-laws") provides:

"5.3 Other Powers and Duties. The Board shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of a first class residential condominium project. The Board may do all such acts and things except as by law or by the Condominium Documents may not be delegated to the Board of Directors."

; and

WHEREAS, Article XII, Section 12.9(b) of the By-laws of the Association provide:

"(b) The Board of Directors, pursuant to Section 5.3(b) of these By-laws, reserves the power to establish, make and enforce compliance with such additional house rules as may be necessary for the operation, use and occupancy of this condominium project with the right to amend same from time to time. Copies of such Rules and Regulations shall be furnished to each unit owner prior to the date when the same shall become effective."

; and

WHEREAS, the Association now uses a closed-circuit camera system (the "cameras") to record activity on or near the Association's Common Elements (the "Recorded Footage"); and

WHEREAS, the Board desires to adopt a formal policy relating to the examination, preservation, and production of the Recorded Footage; and

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WHEREAS, "Owner" means the record owners, whether one or more persons or entities, of a fee simple title to any real 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.

NOW THEREFORE, BE IT RESOLVED, the following Closed-Circuit Camera Policy is adopted:

CLOSED CIRCUIT CAMERA POLICY

The Association maintains the cameras to retain information on activity on or near the Association's Common Elements. The cameras will not be actively monitored. The cameras are not used to maintain information for Owners who may desire to obtain information relating to access to the Beringwood Condominiums by other persons or information relating to an event or incident on or near the Association's Common Elements. The recorded footage will not be provided directly to an Owner unless otherwise allowed by this policy. The recorded footage will be provided directly to law enforcement upon receipt of a proper request from law enforcement for same. The 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 will store the recorded footage for approximately thirty (30) days, and thereafter, the recorded footage will be deleted. 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 contemplated or pending legal proceeding (e.g., 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 suit 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 the recorded footage will be needed to assist law enforcement or for use in a contemplated or pending legal proceeding. The Board may, in its sole and absolute discretion: (a) allow an Association contractor access to the cameras to perform maintenance on the cameras; and (2) 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 shall produce the

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recorded footage in compliance with the 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, 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 charge any party who requests recorded footage, whether it be through a subpoena or otherwise, for the compilation, production or reproduction of the recorded footage, which costs may include all reasonable cost of materials, labor, and overhead.
5. **Security**. The cameras are not maintained by the Association as a method of providing security within the Beringwood Condominiums. The Association, its Board of Directors, its Officers, employees and agents will not in any way be considered an insurer or guarantor of security within the Beringwood Condominiums by maintaining the cameras 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 maintenance of and technical issues with 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 recordings from the cameras and may render such recordings, even when available, of no value. Accordingly, the Association in no way represents or guarantees that it will maintain recorded footage of the Association's Common Elements at any or all specific times.

This Resolution adopted by Written Consent of the Board of Directors of the Beringwood Association, Inc. is executed pursuant to Section 6.201 of the Texas Business Organizations Code which authorizes the taking of action by the Board of Directors through unanimous consent without a meeting. This resolution may be executed in multiple counterparts, which, when placed together constitute the fully executed original instrument.

Unanimously **PASSED, APPROVED, and EXECUTED** as of the date written below by the Board of Directors of Beringwood Association, Inc.

BOARD OF DIRECTORS
BERINGWOOD ASSOCIATION, INC.

By: [Signature]
Printed Name: Kyle Meserde
Title: Director
Date: 12/18/19

By: JENNIFER LOZANO
Printed Name: JENNIFER LOZANO
Title: Director
Date: 12-19-19

By: [Signature]
Printed Name: John Flury
Title: President
Date: 12/18/19

By: _____
Printed Name: _____
Title: _____
Date: _____

By: [Signature]
Printed Name: Mark McGinley
Title: Director
Date: 12/18/19

By: _____
Printed Name: _____
Title: _____
Date: _____

AFTER RECORDING, PLEASE RETURN TO:
THE NICHOLS FIRM
1010 N. SAN JACINTO STREET, SUITE 100
HOUSTON, TEXAS
77002

RP-2020-208845

Beringwood Condominium Association | Meeting Minutes



1800 Augusta Drive
Suite 200
Houston, TX 77057
(713) 783-4640

*Beringwood Condominium Association
Board of Directors Meeting Minutes
October 16, 2019*

Call to Order and Welcome Homeowners-Therese Morales Community Manager, called the meeting to order at 6:36 p.m.

Previous Meeting Minutes:

- Waive the reading and approval of the August 28, 2019 Meeting Minutes- The minutes were approved as written.

FINANCIAL REPORT:

	<u>9/30/19</u>
Checking Account	\$ 97,974.38
Replacement Reserves	\$442,848.78
Replacement RSV II	\$188,255.61

Old Business:

- Canady & Canady has started the process of the audit, but the auditor has changed -which is causing a slight delay

New Business:

- Vehicles being tagged by non-board members- It was discussed that homeowners are not to tag vehicles.
- Mailbox Update was given.
- Installation of cameras at mailboxes was discussed
- Adopting of Closed-Circuit Camera Policy-A motion was made, seconded, and all board members unanimously adopted the closed-circuit camera policy.
- Recent gate hits (per resident suggestion a line with STOP will be painted on the driveway, next to keypad) and the sign on ground level will be raised to eye level
- Obtaining bid for new flowers at entry
- 2 Board members will be meeting with Promsco for the gate staying open during thunderstorms
- Text 2-Vote was discussed for the Annual Meeting in 2020, and the Board approved this program.

Homeowner Forum (3 min. per homeowner)

Homeowners had questions on speed bumps, lights being out, insurance required by KRJ, the pedestrian gate, wires on trees, replacing door frames & cutting back the irrigation.

Adjournment:

Being no further business to discuss, the meeting adjourned at 8:47 p.m.

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Pages 7
05/18/2020 02:06 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$38.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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