

Westchase Community Association, Inc.'s Tape Recording /Videotaping Policy

Pursuant to section 720.306(10), Florida Statutes, and Article III, Section 15(f) of the Bylaws of Westchase Community Association, Inc., Westchase Community Association, Inc., (the "Association") by and through its Board of Directors (the "Board"), may adopt reasonable rules governing the videotaping and/or tape recording of Board meetings, committee meetings and membership meetings. The Board hereby adopts the following rules:

1. Any unit owner may tape record or videotape Board meetings, committee meetings and membership meetings subject to the following restrictions:
 - a. A unit owner desiring to utilize any audio or video equipment at any meeting shall give written notice to the Board twenty-four (24) hours in advance of the meeting. If the meeting is a committee meeting, the unit owner shall also give written notice to the committee two days in advance of the meeting. Such notice shall indicate the type of audio or video equipment which will be utilized and will include a sworn statement that the unit owner agrees to comply with the rules and regulations set forth herein and in the governing documents of the Association. A form which may be utilized for such notice is attached as Exhibit A. Written notice may be hand delivered or sent by U.S. Mail, as long as such notice is received twenty-four (24) hours in advance of the board meeting and forty-eight (48) hours in advance of any committee meeting. Notice should be delivered or mailed to the following address: Westchase Community Association, Inc., c/o Greenacre Properties, 4131 Gunn Highway, Tampa, FL 33618.
 - b. The only audio and video equipment and devices which unit owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions.
 - c. Audio and video equipment shall be assembled and placed in position in advance of the commencement of the meeting.
 - d. Anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording.
 - e. If any time during the meeting, the unit owner's videotaping or recording becomes distracting or in any way impedes the progress of the meeting, the unit owner shall, at the request of any Board Member or Committee Member, cease and desist from videotaping or recording immediately. The Board and/or Committee shall have sole discretion to determine when the unit owner's videotaping or recording has become distracting or has become an impediment to the progress of the meeting.

- f. Any videotape or recording of any Board meeting, committee meeting or membership meeting shall be used for the personal review and benefit of the party who gave written notice of intent to videotape or record and who conducted the videotaping or recording. Such videotapes or recordings shall not be published to any other party without the express written approval of the Board and, if applicable, the committee that conducted the meeting.
 - g. Notwithstanding the foregoing, no unit owner may videotape or record any meetings which are closed to members so that the Board or Committee may discuss personnel issues or meet with the Association's attorney in regard to proposed or pending litigation or to seek or render legal advice.
 2. The Board and any committee may tape record or videotape Board meetings, committee meetings and membership meetings. Any and all audio and/or video recordings made by or at the request of the Board or a committee shall be maintained as part of the Association's official records at least until the minutes of the meeting which was the subject of the recording are approved by the body authorized to approve said minutes. After said approval, the recording may be discarded. However, if the body authorized to approve said minutes elects to preserve the recording, the recording shall maintain its status as an official record under this provision.
 3. Failure to comply with these rules shall be grounds for an action to recover sums due, for damages or injunctive relief, or for any other remedy available at law or in equity maintainable by the Association. In any such action, the owner or occupant responsible for the violation shall pay all costs incurred by the Association, including reasonable attorney's fees.
 4. The Association reserves the right to deviate from these rules when reasonably necessary to protect the interest of the Association, provided that such deviation is in compliance with the Association's governing documents and Florida law. Any deviation from these rules shall not relieve the obligation of any owner to fully comply with the covenants conditions and restrictions contained herein or in the Association's governing documents.

IN WITNESS WHEREOF, the Board of Directors has approved the provisions hereof this 13 day of June 2013 at a duly called meeting of the Board at which a quorum was present by a vote of 7 to 0.

Respectfully submitted

By: Secretary

Westchase Community Association, Inc.
Notice of intent to use audio or video equipment

I hereby give notice that I intend to use audio and/or visual equipment of the type described below at a Board meeting, committee meeting or membership meeting of Westchase Community Association, Inc.

Date of Meeting: _____

Location of Meeting: _____

Describe Type of audio or video equipment to be used: _____

I hereby swear and affirm that I have read the Association's governing Documents and the Westchase Community Association, Inc.'s Tape Recording / Videotaping Policy and I agree to abide by the covenants, conditions, restrictions, rules and regulations set forth therein.

Name: _____

Signature: _____

Address: _____
