



9045 La Fontana Blvd. Suite 101 - Boca Raton, Florida 33434 - (561) 477-2621 - Fax (561) 852-1981

January 22, 2011

Dear Homeowner,

At the Board of Directors Meeting on Tuesday, January 18, 2011, the Board of Directors established and adopted the following resolution:

**BOARD RESOLUTION  
OF  
BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC.**

**WHEREAS**, Article II of the Articles of Incorporation of Boca Landings Homeowners Association, Inc., provides the Association with the authority to establish rules and regulations;

**WHEREAS**, Article VII, Section 7.2 of the Amended and Restated Declaration of Covenants and Restrictions for Boca Landings ("Declaration") provides the Association, through the Architectural Control Committee ("ACC") with the authority to approve of any alteration, improvement or structure located on any Lot and provides that no such structure or improvement of any nature shall be placed upon any Lot or shall alter the exterior of any Lot without the approval of the ACC and only in accordance with plans and specifications submitted to the ACC;

**WHEREAS**, Section 7.2 of the Declaration further provides the ACC with the authority to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of the Declaration;

**NOW THEREFORE**, be it resolved as follows:

That the rules and regulations of the Association and the Architectural Control Guidelines of the Association shall be amended as follows:

- 1) No security camera or other security or recording device shall be installed, erected, placed or maintained upon any Lot or upon the exterior of any home without the prior written approval of the ACC and/or Board of Directors in accordance with Article VII of the Declaration.
- 2) Such security cameras or other recording devices shall be required to have their field of view limited to the installing Owner's Lot and shall not be allowed to record any portion of a neighbor's Lot or any other Homeowner's Lot or of the Common Areas.



---

9045 La Fontana Blvd. Suite 101 - Boca Raton, Florida 33434 - (561) 477-2621 - Fax (561) 852-1981

Boca Landings Board Resolution  
1/18/2011  
Page: 2 of 2

3) For purposes of complying with this rule, all such cameras or other devices shall be installed no higher than ten (10') feet above ground and may not be pointed towards a neighboring Lot or other home other than the Lot upon which the camera or device is being installed. Upon request by the Board of Directors, or the ACC, at their discretion Lot Owner may be required to provide evidence that the field of view of his or her installed camera or other device is limited to his or her Lot, which may include, but shall not be limited to, allowing the Board of Directors or ACC to review recordings made by an Owner's camera or other security device in order to confirm compliance with this rule.

4) Such cameras or other devices shall only be allowed to be installed above a door, window or other entry to the Owner's home and may not be installed upon any other portion of the Lot or exterior of the home.

**Board of Directors**

Boca Landings Homeowners Association, Inc.