

**BRUSH PARK VILLAGE NORTH**  
**RULES RELATED TO SYSTEM ACCESS AND INFRASTRUCTURE**



The Board of Directors of Brush Park Village North Association (the "Association") hereby adopts the following rules on July 28, 2025, effective September 1, 2025.

**BACKGROUND**

- A. The Association is responsible for governance, maintenance and administration of Brush Park Village North (the "Condominium").
- B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Articles of Incorporation for the Association, the Master Deed and the Condominium Bylaws (collectively, the "Condominium Documents").
- C. The Michigan Condominium Act and Article VI, Section 2(b) of the Condominium Bylaws authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.
- D. The Association's Board of Directors adopts the following rules and regulations for the Condominium (the "Rules"), which are binding upon all Co-owners and their tenants, occupants, successors, and assigns, and which supersede any previously adopted rules on the same subject matter:

**RESOLUTION CONCERNING REMOTE SYSTEM ACCESS AND INFRASTRUCTURE HOSTING**

The Association hereby adopts the following resolution to define access and infrastructure policies for Association-managed systems that are located within Limited Common Elements or within a Unit.

**1. Access Limitation & Controls**

Access to all Association-operated Wi-Fi-connected systems (including but not limited to the garage security cameras and the irrigation controller) shall be restricted to:

- The Association's property management company or its designees;
- Authorized Association vendors (e.g., landscape or security contractors);
- Board members designated by the Board only when there is a clear and overriding operational need;
- A Co-owner of the Unit or Limited Common Element where the equipment is installed may assist with connectivity or basic technical support as needed. However, the presence of equipment within a Unit or LCE does not confer any right to access, control, or make any decisions relating to said system. No other Co-owner or resident shall be granted direct access, login credentials, or administrative control of any such systems, except as expressly permitted above. These restrictions are in place to protect resident privacy, safeguard sensitive infrastructure, and maintain the integrity and security of system credentials.

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In the event a system needs to be removed, relocated or added, the Association and Co-Owner shall work together to determine an appropriate location.

This policy applies to all Association-owned infrastructure and systems installed within Units or Limited Common Elements, including but not limited to the detached common garage security camera system, the irrigation controller, and the fire suppression and monitoring system. The presence of such systems within a Unit or LCE does not confer any automatic right of access, control, or decision-making to the Co-owner.

### **2. Footage Requests and System Purposes**

#### *Security Camera System:*

These systems are not actively monitored. Footage may be limited, overwritten, or unavailable due to storage limits, service interruptions, or whether the incident occurred within the recorded field of view. The security camera system may also be used by the Board or property management to support the general operation and administration of the Condominium (e.g., verifying vendor performance such as snow removal).

The property management firm is authorized to review and respond to footage requests related to safety, maintenance, or property damage. Written requests involving privacy, legal concerns, or discretionary issues may be referred to the Board. The Board shall consider any written request and may, in its sole and absolute discretion, produce or deny a written request after consideration and discussion. Requests will be considered only when reasonably necessary to document a reported crime, property damage, or safety-related incident on the Condominium premises, and will be evaluated by the Board based on relevance, privacy, and intended use.

In the event of a written request for security footage, the Association shall endeavor, whenever possible, to store the footage to a flash drive or other storage device. Failure to make a timely written request for security footage may result in the routine deletion or overriding of footage and the inability by the Association to preserve such footage.

#### *Irrigation Controller:*

The irrigation controller is a Wi-Fi-connected device used to operate and schedule watering for the Condominium's landscaping. It is managed solely by the property management firm and landscape vendor. The system does not produce video, audio, or data logs for resident access and is not available for Co-owner use or review.

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**3. Garage Wi-Fi Infrastructure and Reimbursement**

The garage security camera system is installed within a Limited Common Element (LCE) assigned to Unit 3156, and the Wi-Fi service used to support it is provided by the Co-owner of that Unit as a courtesy to the Association.

Traditional wired internet service was never installed in the garage during original construction and remains unavailable, requiring the Association to utilize a mobile internet solution. As most service providers require a personal Social Security Number, credit card, or personal guarantor for account creation and payment authorization, the Co-owner agreed to procure and maintain the service and be reimbursed by the Association.

The monthly cost of this service shall be reimbursed and reflected as a line item in the Association's operating budget, reviewed annually. Should the hosting arrangement become unavailable for any reason whatsoever, the Association shall establish an alternative solution as needed.


**4. Irrigation Controller Wi-Fi Hosting**

The irrigation controller, located in Unit 200, uses that Unit's private Wi-Fi network as a courtesy to the Association. This service is provided at no cost. The use of a private network does not confer any access rights to the system, its app, or to the Unit in which it resides to any Co-owner. The Association reserves the right, in the future, to establish a dedicated internet service account for this system if necessary.

**SIGNATURE**

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Witness:

Signed by:  
 8/5/2025  
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Secretary of the Association

Signed:

Signed by:  
 8/9/2025  
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President of the Association