

## **SMRHOA WEBSITE PRIVACY POLICY – Effective January 12, 2023**

### **Who we are:**

We are Sunrise Mountain Ridge Homeowners Association (SMRHOA). Our website address is: <https://smrhoa.com>. The protected area of this website is solely for the use of SMRHOA residents who log in to access the website. “Residents” include owners of homes in SMRHOA, regardless of whether or not they are living in SMRHOA, and renters. The website administrators are also residents, not outside third parties.

### **What personal information do we collect?**

- We store the personal information you provide in your profile. You can see and edit your personal information at any time (except you cannot change your username). You can ask to have your personal information hidden from other residents using the website. Website administrators can see and edit that information.
- When filling out a form from our website or electronic mail you may be asked to enter your: name, address, lot number or e-mail.
- We also collect personal information from you when you fill out a survey or form and submit it either from our website, from an email or printed document.
- You may opt-out of providing certain personal information on your profile screen. A dropdown selection box allows you to opt in or opt out. However, you must provide your name, street address, and email address in order to access and participate on the website.
- You can also request that we erase any personal information we hold about you. This does not include any data we are obligated to keep for administrative, legal, or security purposes.

### **What do we use your personal information for?**

Any of the personal information we collect from you may be used in one or more of the following ways:

- To better respond to your individual needs and questions.
- To send periodic emails and printed information.
- To send you information, updates, or surveys pertaining to community matters.

### **Do we disclose any personal information to outside parties?**

- We do not sell, trade, give, or otherwise transfer to any outside organization, company or individual your identifiable personal information other than for the express purpose of responding to your needs, requests, questions or community issues.
- This limitation does not, however, include trusted third parties who assist us in operating our website, conducting our business, or servicing you, so long as those parties agree to keep this personal information confidential.
- We may also release your personal information when we believe release is appropriate to comply with the law, protect ours or others’ rights, property, or safety.
- We may exchange personal information with other companies for commercial purposes such as fraud protection.

- We may also provide data about users for security or safety reasons, as well as to limit our liability or to enforce our rights.

### **Third-party links and Groups**

- Occasionally, at our discretion, we may include or offer third-party products or services on this website. These third-party sites have separate and independent privacy policies. We therefore have no responsibility or liability for the content and activities of these linked sites.
- This website enables SMRHOA residents to communicate with each other about activities and shared interests. SMRHOA facilitates this communication but does not endorse nor sponsor these communications or activities unless specifically noted as an SMRHOA event or activity.
- SMRHOA is not liable nor responsible for unsponsored activities which you may choose to undertake at your own risk. Nonetheless, we seek to protect the integrity of our site and welcome any feedback about third-party sites and unsponsored activities.

### **Your Personal Profile and Your Consent**

- By using our website, you consent to our privacy policy.
- We allow you to create a personal profile and submit information such as your first and last name, personal email address, home address, telephone numbers, and personal profile pictures.
- You can choose whether your personal profile is visible to other website users.
- We reserve the right to suspend or delete your profile at any time, without notice, at our discretion.

### **Communications with Other Residents via the SMRHOA Website**

- We allow you to use this website to communicate with your neighbors and share content.
- In general, these communications will be visible to all SMRHOA residents who log in to the website.
- In some parts of the website, you can choose to make a communication private or limited to smaller groups of residents.
- Once you post a comment in a Group, you cannot go back and edit. However, an administrator or moderator can delete the comment.
- For guidelines on acceptable communications and limitations on use of content on this website, please see our Terms of Use [\[Link\]](#).

### **General caveats regarding use of websites**

- Our website uses cookies and web beacons that may track or otherwise collect personal information. This is a common practice on the Internet and means that small data files stored on your computer will help act as a unique identifier. While you may personally disable cookies or web beacons from your browser preferences, this may adversely impact your enjoyment and use of our website and its services.
- If you leave a comment, the comment and its metadata are retained indefinitely. This is so that we can recognize and approve any follow-up comments automatically instead of holding them in a moderation queue.

- If you upload images to the website, you should avoid uploading images with embedded location data (EXIF GPS) included. Visitors to the website can download and extract any location data from images on the website.
- Articles on this website may include embedded content (e.g., videos, images, articles, etc.). Embedded content from other websites behaves in the exact same way as if you had visited the other website. These websites may collect data about you, use cookies, embed additional third-party tracking, and monitor your interaction with that embedded content, including tracking your interaction with the embedded content if you have an account and are logged in to that website.
- We care about your privacy and strive to always protect your personal information. However, server outages, hacking, malicious interceptions, and other security breaches may occur that are beyond our control. In these situations, there may be unauthorized access and use of your user data or personal information. We will do our best to rectify the situation immediately, but we are not liable for the damages or effects of such breaches.
- No data transmitted over the Internet is 100% secure and as such, we cannot guarantee the security of your personal information while it is in transmission to us.
- Despite these caveats, we are committed to protecting your personal information. We use appropriate and reasonable measures to maintain the security of your personal information. This includes physical measures at the locations of our servers and databases, as well as electronic means such as firewalls, SSL encryption, and password requirements.

### **Changes to our Privacy Policy**

- If we decide to change our privacy policy, we will post those changes on this page. Policy changes take effect seven days after website notification is posted.
- The most current version of the Policy can be viewed by clicking the “Privacy Policy” link at the bottom of every webpage.
- For new users, the most recent version of the Privacy Policy always applies.

### **Contacting Us**

If you have questions regarding this privacy policy, please [contact us](#).