

## **Turtle Bay Condominium Owners Association, Inc.**

### Rules and Regulations

#### **Electric Vehicle Charging Rules**

In adopting Section 718.113(8), Florida Statutes, in 2021, the Florida Legislature found that the use of electric vehicles conserves and protects the state's environmental resources, provides significant economic savings to drivers, and serves an important public interest and that the participation of condominium associations is essential to the state's efforts to conserve and protect the state's environmental resources and provide economic savings to drivers. In accordance with Section 718.113(8), Florida Statutes, and with the understanding that as technology advances and the use of electrical vehicles ("EVs") increases there will likely be amendments to the law, the Board of Directors adopts the following guidelines and rules governing EV charging stations (these "Rules") pursuant to its rulemaking authority in Article 9 of the Amended and Restated Bylaws of Turtle Bay Condominium Owners Association, Inc.:

1. No EV charging station may be installed within Turtle Bay, a Condominium, without making request and receiving approval for same from the Board of Directors.
2. Upon approval by the Board of Directors, a unit owner may only install an EV charging station within their designated garage and, then, install, use and operate such EV charging station in accordance with Section 718.113(8), Florida Statutes, the Declaration of Condominium, and these Rules.
3. Any unit owner requesting approval to install an EV charging station within their designated garage shall comply with the following requirements:
  - a. Submit a Turtle Bay Application for Remodel, which application shall:
    - (1) describe the work to be completed
    - (2) identify any contractor or subcontractor furnishing the work, or any portion thereof.
    - (3) include a copy of the Turtle Bay Contractor Rules signed by the contractor, along with the contractor's license number, if applicable, and the contractor's certificate of liability, worker's compensation, and auto insurance;
    - (4) include copies of any required permits issued by any governmental authority having jurisdiction of the work;
    - (5) include any drawings related to the work, along with any electrical plans detailing the make, model, and type of charger; the required circuit voltage and amperage; the routing of electrical conduits/wires to the charging unit from either the unit owner's electrical panel or from unit owner's meter located in the electrical room.
4. No work shall commence without obtaining the prior written approval of the Board of Directors.
5. The electricity for the EV charging station must be separately metered or metered by an embedded meter and payable by the unit owner installing such charging station or by his or her successor.
6. The unit owner who is installing an EV charging station is responsible for all costs associated with the installation, operation, maintenance, and repair, including, but not limited to, hazard and liability insurance.
7. The unit owner who is installing an EV charging station is responsible for obtaining written permission from any other unit owner if access is necessary through any other unit owner's designated garage.

8. Each unit owner who is installing an EV charging station provide a certificate of insurance naming Turtle Bay Condominium Owners Association, Inc. as an additional insured on the owner's insurance policy for any claim related to the installation, maintenance, or use of the electric vehicle charging station within 14 days after receiving approval to install such charging station or notice to provide such a certificate.
9. Each unit owner who is installing an EV charging station shall reimburse Turtle Bay Condominium Owners Association, Inc. for the actual cost of any increased insurance premium as a result of the installation and such payment shall be due to Turtle Bay Condominium Owners Association, Inc. within 14 days of invoice.
10. If the unit owner, or his or her successor, decides there is no longer a need for the EV charging station, such person is responsible for the costs of removal of such charging station. Turtle Bay Condominium Owners Association, Inc. may enforce payment of such costs under Section 718.116, Florida Statutes.
11. The unit owner installing, maintaining, using, operating or removing an EV charging station or is responsible for complying with all federal, state, or local laws and regulations applicable to such installation, maintenance, or removal.
12. The EV charger will be controlled by a time clock that only permits charging between the hours of 8:00 a.m. and 8:00 p.m., local standard time, to reduce the exposure of vehicle fire during the night time hours.
13. No unit owner, tenant, or guest shall leave an EV plugged into a charging station during any absence from Turtle Bay, a Condominium, that extends beyond the daily charging hours.
14. The Board of Directors may make available, install, or operate an EV charging station upon the common elements or association property and establish the charges or the manner of payments for the unit owners, residents, or guests who use any such EV charging station.

Date Approved: \_\_\_\_\_