

# **DUNES OF NAPLES II CONDOMINIUM ASSOCIATION, INC.**

## **Board Resolution**

Policy on Installation of Electric Vehicle Charging Devices.

Trickle charger and electric vehicle chargers.

The Association shall allow Owners to install, at their expense, an electrical outlet and other equipment and infrastructure for the purpose of a trickle charger or electric vehicle charger. The location of the outlet and other equipment and infrastructure must be located within the Owner's assigned parking space and approved by the Association. The trickle charge and/or electric vehicle charger and related equipment and infrastructure must be approved by the Association in accordance with the Association's architectural review process. The Association reserves the right to charge the Owner a fee not to exceed \$500.00 to offset the cost of hiring a licensed professional to review the Owner's plans and specifications for installation of a trickle charge and/or electric vehicle charge, and to assist the Association in connection with the approval or denial of the application. The trickle charge and/or electric vehicle charge and related equipment and infrastructure must be installed by the Owner in accordance with existing building codes, by a licensed and insured electrician and with appropriate permits. If additional exterior conduit is required as part of the installation, the owner is responsible for matching the wall and/or ceiling paint of the garage. Installation must provide the ability to charge the vehicle without any extension cords or charging devices on the floor of the garage.

At this time, it is not feasible to install individual electrical submeters for each Owner installing a trickle charger or electric vehicle charger. Therefore, the electricity use and charges will be included in the common electricity charges for the Association. To offset the additional electricity costs for the Association, the Association will charge the following: a usage fee for a trickle charger is \$25 per year; for an electric vehicle charger \$150 per year for part-time residents (6 months or less); and for an electric vehicle charge \$300 per year for full-time residents (more than 6 months). Fees are due on the January 1 of each year, and are nonrefundable. Any payment not paid when due shall be assessed late fees, late interest, attorneys' fees and costs, all of which are secured by a lien on the Owner's unit. The Association reserves the right to adjust the fees subject to address increases in electricity costs and use charges. In addition, the Association reserves the right to require all current and future Owners to install, at their sole cost, separate electrical submeters for trickle chargers or electric vehicle chargers.

The Association shall impose monetary fines on any person who charges his vehicle using a non-approved trickle charger or electric vehicle charger.

Any Owner installing a trickle charger or electric vehicle charger and related equipment and infrastructure shall be solely responsible for the maintenance, repair, replacement and insurance of said equipment. If any such equipment is damaged, including, but not limited to, damaged caused by fire, wind storm, Acts of God, vandalism or theft, Owner shall promptly repair and replace the equipment in good working order or permanently remove the equipment. The Association reserves the right to



disconnect any trickle charger or electric vehicle charger and related equipment and infrastructure that it deems to be inoperable, damaged or in need of repair or for which the Owner has failed to timely pay the annual charge. In addition, Owner acknowledges and agrees that the cost to repair any damage caused to the Association's common elements, including the electrical system and wiring, as a result of Owner's trickle charger or electric vehicle charger and related equipment and/or the installation or removal thereof, shall be Owner's sole and exclusive responsibility, the cost of which shall be deemed an individual assessment, together with late fees, late interest and attorneys' fees and costs, assessed to said Owner and secured by a lien on said Owner's unit.

Each Owner installing a trickle charger or electric vehicle charger and related equipment and infrastructure shall indemnify, defend and hold harmless the Association, its directors, officers, managers, members (other than said Owner), employees, insurers, agents and assigns against any and all losses, damages, costs, liabilities, personal injury and death arising out of or related to the installation, use, operation and/or removal of a trickle charger or electric vehicle charger and related equipment and infrastructure, regardless of whether the trickle charger or electric vehicle charger and related equipment and infrastructure was approved by the Association. Neither the Association nor any of its directors, officers, managers, members (other than said Owner), employees, insurers, agents and assigns is liable to the Owner for approval or disapproval of the plans and specifications for installation of a trickle charger or electric vehicle charger and related equipment and infrastructure. The Owner is solely responsible for the sufficiency and quality of all plans and specifications for the installation of a trickle charger or electric vehicle charger and related equipment and infrastructure.

Upon the sale of a unit, any installed trickle charger or electric vehicle charger and related equipment and infrastructure must either be removed or the new owner must agree to the terms of this policy in writing prior to transfer of said unit.

The policy will be effective on the date it is adopted. The Board will establish an application form for installation of a trickle charger or electric vehicle charger and related equipment and infrastructure based on this policy.

Adopted by Dunes of Naples II Condominium Association, Inc.

Resolution was ☒ approved or ☐ denied by a vote of 4 in favor and 0 voted against. There were 0 abstentions.

Dunes II Secretary,  Date adopted 4/17/17