

Dunes of Naples III Condominium Association Inc.

**Board Resolution:
Policy on installation of electrical outlets in unit assigned garage spaces**

The association shall allow owners to install, at their expense, an electrical outlet and other related equipment and infrastructure for the primary purpose of charging an electric vehicle. The location of the outlet and other related equipment and infrastructure must be located within the owners assigned parking space and be approved by the association. The outlet 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 to offset the cost of hiring a licensed professional to review the owner's plans and specifications for the installation and to assist the association in connection with the approval or denial of the application. The outlet and related equipment in the structure must be installed by the owner in accordance with existing building codes, by a licensed and insured electrician, and with appropriate permits if necessary. If additional external conduit is required as part of the installation, the owner is responsible for matching the wall and or ceiling paint of the garage. The installation must provide the ability to charge a vehicle without extension cords or charging devices on the floor of the garage.

At this time, it is not feasible to install individual electrical sub-meters for each owner installing an electrical outlet. Therefore, electricity use and charges will be included in the common electricity charges for the association. To offset the additional electricity cost for the association, the association will charge electric vehicle owners the following beginning July 1, 2022: \$300 per year for full-time residence; \$150 per year for seasonal residence occupying their unit for less than six months. A lessor using an electric vehicle will be treated as an owner. Initial fee will be due July 1, 2022 for the remainder of the year. Following this, fees will be assessed annually on January 1 and will not be refundable. Newly installed outlets will pay a prorated fee from the time of installation through the remainder of that year. Any payment not paid when due shall be assessed late fees, late interest, attorney's fees and costs, all of which are secured by a lien on the owners unit. Association reserves the right to adjust the fees in order to address increases in electricity cost 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 sub-meters.

The association shall impose monetary fines on any person who charges his vehicle using an unapproved outlet.

Any owner installing an outlet and related equipment and infrastructure shall be solely responsible for the maintenance, repair, and replacement and insurance of said equipment. If any such equipment is damaged, including, but not limited to, damage caused by fire, windstorm, acts of God, vandalism or theft, the 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 outlet and related equipment and infrastructure that are deemed 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 the owner installed electrical outlet or use thereof, and related equipment and or installation and removal thereof, shall be at owners 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, access to the owner and secured by a lien on said owners unit.

Each owner installing electrical outlet and related equipment and infrastructure shall indemnify, defend and hold harmless in the association, its directors, officers, managers, members (other than said owner), employees, insurance, agents and assigns against any and all losses, damages, costs, liabilities, personal injury and death arising out of are related to the installation, use, operation and/or removal of such outlet and related equipment and infrastructure, regardless of whether the outlet 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 insurance agents and assigns is liable to the owner for approval or disapproval of the plans and specifications for installation of an electrical outlet and related equipment and infrastructure. The owner is solely responsible for the sufficiency and quality of the plans and specifications for installation of an outlet and related equipment and infrastructure.

Upon the sale of the unit any installed outlet and related equipment in infrastructure must either be removed or the new owner must agree to the terms of this policy in writing prior to the transfer of said unit

This policy will be effective on the date it is adopted. The board will establish an application form for installation of outlets in assigned garage spaces based on this policy.

Adopted by Dunes of Naples III

Howard Gilbert
President, Howard Gilbert

April 29, 2022
Date

I, _____ understand that I am responsible for the
Print Name (owner)
maintenance and all fees related to the installation of the electrical outlet as described above in
space number _____.

Signature

Date