



September 13, 2022



## Electric Vehicle Charging Addendum 1

### KCHOA Rules and Regulations

#### *Consider Changes To Exterior Appearance:*

- Maintain Aesthetic Appearance
- Keep Property Values High

#### *EV Charging Stations in Community:*

- Homeowners Driving Electric Vehicles Benefit Most
- What Can Homes Support
- Level One (Standard Low, No Cost Option Using 120-Volt AC Wall Outlet), Level Two (Professionally Installed, Charging Takes 3 – 6 Hours, Wall Unit) Chargers
- Who Pays (Individual/Community)

#### *Process:*

- Check Florida State Laws
- Create Reasonable Rules and Regulations for EV Charging Stations
- Set Reasonable Restrictions
  - Do Not Decrease Efficiency or
  - Significantly Increase Cost
- Complete Modification Forms Application Process Installing EV Charging Stations

#### *Owner Requirements:*

- Must Obtain Approval of KCHOA
- Provide Written Agreement to Following:
  - Charging Station Must Comply with Architectural Standards
  - Owner Must Use Licensed Contractor to Install EV Charging Station
  - Within 15 Days of Approval, Provide KCHOA Certificate of Insurance Listing KCHOA as Additional Insured in Policy
  - Pay Cost of Electricity Associated with EV Charging Station

### **Owner Responsibilities:**

- Any Maintenance, Repairs, and Replacement for Length of Time EV Charging Station Remains on Limited Common Area
- Any Damages, to Station, Adjacent Units, Common Areas, From Installation, Removal, Replacement, Maintenance, or Repair of Station
- Disclosure of Station to Potential Buyers
- Electricity Related to Station
- Purchase and Maintenance of Liability Insurance Policy

### **Future owners:**

- KCHOA Enters Signed Agreement with Owner Requiring They Notify Buyers or Future Buyers Existence of EV Charging Station
- Owner Must Outline Responsibilities Future Owners Will Shoulder When Property Changes Hands
  - Include Responsibilities of Maintaining Station and Keeping Property Insurance Policy
- Owner Responsibility Transfers to New Owner

### **Timeline For KCHOA Approving EV Charging Stations Modification Forms**

- If KCHOA Board Fails to Deny in Writing within 45 Days from Receipt, Architectural Modification Request is Automatically Approved

### **KCHOA Should Consider Installing EV Charging Stations for Public Use**

- Create New Rules and Regulations for All Members and Guests
- Designate Parking Spaces Near Clubhouses
- Installation Paid By KCHOA
- KCHOA Should Make Necessary Adjustments to Accommodate EV Change in Demand
- Seek Legal Compliance
- FL Passed Laws Regulating Requests to Install Stations (Condominiums)
- Install Stations That Use Credit Cards
- Consider Possibility of Solar Panels
- Seek Advice of Professionals
  - Blink Charging: [blinkcharging.com](http://blinkcharging.com) (Jose Luis, Manager, President, Met With Company Previously)
  - Florida Power House: [floridapowerhouse.com](http://floridapowerhouse.com)