

## **The Village at Bentley Park Homeowners' Association**

### **Electric Vehicle (EV) Charging Station Guidelines**

1. The homeowner seeking to install an Electronic Vehicle (EV) charging station must submit an application to the Association's Architectural Review Board which includes plans and specifications for the EV charging station to be prepared and installed by a licensed contractor or engineer.
2. The installation of the EV charging station may not cause irreparable damage to the Association's property and that the applicant understands that any damage caused by the installation process and subsequent use of the EV charging station will be the responsibility of the homeowner to repair at his or her own expense.
3. The electricity for the EV charging station must be separately metered or metered by an embedded meter and payable by the homeowner installing such EV charging station, or by his/her successor.
4. The homeowner who is installing the EV charging station is responsible for the cost of the installation, operation, maintenance and repair including, but not limited to, hazard and liability insurance. Moreover, to the extent that the homeowner does not ensure payment of all of these expenses, the Association may enforce payment of such costs pursuant to Florida Statute §720.3085.
5. The homeowner installing, maintaining or removing the EV charging station is responsible for complying with all Federal, State or local laws and regulations applicable to such installation, maintenance or removal.
6. That the Association requires the homeowner to comply with bona fide safety requirements, consistent with applicable building codes or recognized safety standards for the protection of persons and property.
7. The homeowner must comply with the reasonable architectural standards adopted by the Association that govern the dimensions, placement or external appearance of the EV charging station, provided that such standards may not prohibit the installation of such charging stations.
8. The homeowner must engage the services of a licensed and registered firm familiar with the installation or removal and core requirements of an EV (electric vehicle) charging station.
9. Before construction begins, the homeowner must provide the Association with a Certificate of Insurance naming the Association as an additional insured on the owner's insurance policy for any claim relating to the installation, maintenance or use of the EV charging station within fourteen (14) days after receiving the Association's approval to install such charging station.
10. Reimburse the Association for actual costs and any increase in insurance premium in the amount attributable to the EV charging station fourteen (14) days after receiving the Association's insurance premium invoice. Failure to pay for the increased premiums may result in enforcement of collection actions pursuant to Florida Statute §720.3085.

By following these guidelines, the homeowner will be able to install an EV charging station with the Association's approval. By requiring the homeowner to first obtain the Association's approval through an Alteration Application submitted to the ARB, the Association can also ensure that all power lines will be placed underground so that it will not obstruct and interfere with the common areas.