

Harbor Place at Safety Harbor Condominium Association, Inc.

Application for Approval of Electric Vehicle Charging Station

Unit Number:

Owner Name(s):

Parking Spot #:

Owner Email:

Owner Email:

INSURANCE INFORMATION -- Note that the policy or policies must be in the amount of \$1 million and must name as an additional insured Harbor Place at Safety Harbor Condominium Association, Inc. (hereinafter the "Association"):

INSURANCE COMPANY: _____

NAMED INSURED: _____

ADDITIONAL INSURED: _____

POLICY COMMENCEMENT DATE:

POLICY ENDING DATE (ANNIVERSARY):

POLICY COVERAGE AMOUNT:

VEHICLE/BATTERY INFORMATION:

TYPE OF VEHICLE: _____
BATTERY MATERIAL: _____ BATTERY LOCATION: _____
WATTS: _____ AMPS: _____
TOTAL PEAK VOTAGE REQUIRERMENT: _____
SERIAL NUMBER OF THE BATTERY: _____
BATTERY MANUFACTURER: _____
TYPE OF CONNECTOR PLUG: _____
VEHICLE WEIGHT: _____

INSTALLER/CHARGER INFORMATION:

CHARGER UNIT MANUFACTURER NAME: _____
CHARGER UNIT MANUFACTURER ADDRESS:

CHARGER UNIT MODEL: _____

Please provide full specifications for the charger unit or insert the link to the charger model.

NAME OF INSTALLER: _____

ADDRESS OF INSTALLER:

BUSINESS LICENSE EXPIRATION: _____

BUSINESS INSURANCE EXPIRATION: _____

Please provide a copy of current business license and insurance coverage.

Please provide a copy of the installation plan.

The Unit Owner (“Owner”, hereinafter embracing “owners”) acknowledge that this application will not be complete until the Owner submits a certification by the proposed installer that it will install the electric vehicle charging station as described above.

The Owner(s) represent as follows:

Power Supply

The charging station will be powered by an energy management system (also known as a charge controller for electric vehicles) so as not to add any load to the building's electrical infrastructure providing power to the common areas and elements.

This charge controller would be installed in the electrical room, on the wire that connects to my electricity meter. A wire would then run from the charge controller to my parking lot in a conduit.

Electricity Billing:

The charge controller will be installed on my electrical infrastructure. The electricity consumed by the EV charger will automatically be billed directly to my unit's electricity account.

Installation:

The installer mentioned above is an electrical contractor certified and experienced in Electric Vehicle charger installations.

The installation will include conduit for electrical lines. The installer and owner shall submit to the Association a bill for the actual cost of the conduit, excluding any other hardware and labor costs.

The Owner Agrees to the Following Electric Vehicle Charging Station

Limitations and Conditions:

WHEREAS, Owner desires to install an electric charging station in parking space # _____, and has submitted an Approval of Electric Vehicle Charging Station Application, and has agreed to the obligations set forth herein;

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Association and Owner, the parties hereto agree as follows:

1. Owner has provided the Association with a complete set of all plans and specifications relative to the installation of an Electric Vehicle Charging Station and a certification by the proposed installer that it will install the charging station identified above. The Owner has obtained the insurance policy set forth above naming the Association as an additional insured and will

maintain such coverage or additional coverage at all times the charging station is operative and will provide to the Association documentation as to any renewal or substitution of such insurance. The policy shall be effective upon the first date of installation, so as to cover any damages.

2. Owner assumes all responsibility for procuring, buying and/or obtaining all necessary Building or Zoning Permits, variances and adhering to any and all other procedures outlined for the construction and maintenance of the improvements described herein by all City, County, State or other governmental entities.
3. Owner's installation plan shall include a breaker or switch that allows all power to be stopped to the charging station and vehicle.
4. Owner agrees to construct and maintain the Electric Vehicle Charging station referred to herein in a first-class manner. The Association shall have the right, upon prior notice to Owner(s), to periodically inspect the Electric Vehicle charging station to verify compliance with the requirements herein. If Owner fails to maintain the Electric Vehicle charging station as required herein, the Association may stop power to the charging station and vehicle immediately upon delivery of notice to the owner by posting a copy of such notice on the unit door and at the parking spot.
5. Owner agrees to indemnify, defend and hold harmless the Association from any and all claims, actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, arising out of or because of the construction, installation, maintenance or removal of the charging station described above. Owner will be responsible for reasonable attorneys' fees and costs incurred by the Association in enforcing any provision of this Agreement, before or after the filing of suit and including, but not limited to fees and costs incurred in any appeals. Owner hereby agrees to be personally responsible for all costs thus incurred and grants the Association a lien right against the condominium unit referred to herein in order to secure payment of any such sums. Said lien shall bear interest and be collectable and foreclosable in the same manner as liens granted to the Association under the Declaration and Condominium Act for nonpayment of condominium assessments.
6. Owner agrees to secure and maintain a minimum of \$1 million in insurance coverage to cover any damages to the building or other vehicles or personal injury resulting from the installation, operation or maintenance of the charging station and/or its accessories. Owner shall provide a certificate of insurance naming the Association as an additional insured.
7. Owner agrees to be responsible for all costs and expenses incurred in the installation, maintenance and continued first-class upkeep of the charging station, including any damage to Association property or other vehicles or units within the condominium which is caused as a result of the construction, installation or maintenance or operation of the charging station. The owner hereby agrees to pay and be responsible for any and all cost associated with the electric vehicle charging station installation and maintenance and operation, as well as any future expenses or regulatory costs of compliance with laws or regulation by an appropriate governing body or passed by the Board of Directors of the Association at a regular or emergency meeting. The Association will pay ONLY for the empty conduit required.

8. Owner agrees to be responsible for all costs of removal of the charging station, or any portion thereof, if necessary, to allow the Association to fulfill its duties as set forth under the Declaration of Condominium.
9. It is expressly understood and agreed by Owner that all of Owner's obligations, duties and liabilities contained herein, and in any Exhibits hereto, shall be binding upon the Owner and his/her/their heirs, successors in interest, and assigns. It is also understood and agreed that the charging station will be disabled upon any sale or lease of the unit, with any proposed purchaser or lessee being required to apply for permission to operate the or any new charging station.
10. It is understood that should the Association have to increase the capacity of its transformers due to the proposed installation of a charging station, the cost of such increase will be borne by any new applicant or applicants for permission to install a vehicle charging station. The Association will incur no additional costs as a result of the need for a capacity upgrade.
11. Owner agrees that ONLY the electrical vehicle approved by this application will be using the charging station. Owner will not rent or sell access to the charging station, since the insurance covering this approval is tied to the vehicle and insured mentioned above.
12. Owner acknowledges that the rules governing the use of charging stations may be changed to be in accord with future safety, building standards and laws.
13. Owner agrees that should their insurance coverage lapse, or any of the agreed upon provisions be violated, the Association has the right to lock the charging station or disable it without notice.
14. Owner acknowledges, understands and agrees to abide by the Rules Governing Electric Charging Stations adopted by the Board of Directors, and any subsequent rules established by the Board of Directors in the future as set forth above. Owner will make the installing contractors aware of same.
15. Owner agrees to notify all successors in title as to the obligations created by this Agreement, and o permit the Association to disclose such information at such times as it deems prudent.

Acknowledging the obligations set forth herein, Owner applies to be permitted to install an electric charging station for the referenced Unit in accord with the Resolution of the Board of Directors for certain electric vehicle charging stations.

IN WITNESS WHEREOF, Owner causes this Electric Vehicle Charging Station Installation application to be executed and signed on the day and year set forth below,

UNIT OWNER signature: _____

Print Owner Name: _____

STATE OF FLORIDA / COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 202_, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public:

Name of Notary: _____

My Commission expires: _____

UNIT OWNER signature: _____

Print Owner Name: _____

STATE OF FLORIDA / COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 202_, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public:

Name of Notary: _____

My Commission expires: _____

BOARD APPROVAL/DISAPPROVAL:

The original requisite application and all required exhibits and documents must be submitted to the Manager and a copy delivered or emailed to the Board President and Secretary.

() Approved / () Disapproved on behalf of the Board:

Board Rep. # 1 Signed, with date:

Board Rep. # 2 Signed, with date: