

Miami Lakes Loch Isle Homeowners' Association, Inc

Rules and Regulations for **Electric Vehicle Charging Stations**

Miami Lakes Loch Isle Homeowner's Association, Inc. (the "Association") acknowledges that electric vehicles are poised to grow in popularity over the following years. Homeowners who seek to install an electric vehicle charging station ("EVCS") on or to their Home are required to seek approval from the Association's Architectural Control Committee/Board of Directors.

Florida Statute 720.3035 and the Association's Declaration of Restrictions grant the Association's Architectural Control Committee (the "ACC") /Board of Directors the authority to create guidelines and standards for the installation of EVCS on Homes within the Association, review proposed plans for the installation of EVCS and ultimately approve the installation of any EVCS on any Home within the Association.

Pursuant to the laws of the State of Florida and the Association's governing documents and in an effort to maintain the aesthetic appeal and visual identity of our community, the ACC/Board of Directors of the Association has promulgated the following guidelines and rules and regulations for the installation of EVCSs:

1. Any Homeowner who seeks to install an EVCS to their Home must request and complete an Exterior Modification Application, which requests information such as electrician's insurance, electrician's license and graphic depiction of work to be performed. The exterior modification application must be completed and provided to the management company or the ACC/Board of Director. The Owner submitting the exterior modification application must wait for the ACC's/Board of Director approval **PRIOR** to commencing any work regarding the installation
2. All Exterior Modification requests must come directly from the unit Owner.
3. Any Homeowner seeking to install an EVCS to their Home must comply with all federal, state, and local laws and regulations regarding the installation of EVCSs, including obtaining any permits from the Town of Miami Lakes applicable to the installation, maintenance, repair, or removal of an EVCS.
4. Any Homeowner installing an EVCS must comply with the following reasonable architectural standards adopted by the ACC/Board of Directors that governs the dimensions, placement, or external appearance of the EVCS, provided that such standards do not prohibit the installation of the EVCS or substantially increase the cost thereof.
 - (a) All EVCS and/or electrical vehicle supply equipment will be placed on the frontage of the Home on the wall where electrical equipment, such as meters, are currently located. This is the wall where the storage unit is located.
 - (b) Electrical vehicle charging station pedestals will not be permitted.
 - (c) The EVCS must not be higher than 48 inches from the ground.
 - (d) The EVCS charging hose shall not exceed 25 feet in length.
 - (e) The EVCS shall not exceed an area of 24 inches by 24 inches.
 - (f) EVCS must be Level 1 or Level 2.



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5. Any EVCS and wiring **must be** installed by a certified, licensed and insured electrician. The Owner shall provide the ACC/Board of Directors with proof of the electrician's Florida license and insurance. This will be included in the application package.
6. Any Homeowner installing an EVCS is responsible for any damage to adjacent Homes or Common Areas arising from the installation, use, removal, replacement, maintenance or repair of the EVCS.
7. At no time shall any portion or part of the EVCS be maintained on any Common Areas of the Association.
8. The current Homeowner is responsible for the removal of the EVCS and wiring and bringing all conditions of the Home back to its original state, at the Homeowner's expense should the Homeowner:
 - (a) No longer have a need for the EVCS; or
 - (b) Sell the Home or terminate an existing lease agreement.
9. In addition to the Association's restrictions and requirements, any Homeowner installing an EVCS must comply with all current or future Florida statutes and/or codes from the Town of Miami Lakes, Miami Dade County or the State of Florida.

By signing below, you acknowledge awareness of EVCS approval procedure, including restrictions outlined above. Please keep a copy of this acknowledgement for your records.

Signature

Date

