

**BAYVIEW CONDOMINIUMS CLEARWATER ASSOCIATION, INC.
APPLICATION FOR INSTALLATION OF ELECTRIC
VEHICLE CHARGING STATION**

Application is hereby made to Bayview Condominiums Clearwater Association, Inc. (the "Association") to install an electric vehicle charging station within range of his/her assigned parking space in the Condominium.

In order for the application to be approved, plans and specifications for the installation of the charging station must be provided to, and approved by, the Board of Directors along with this application. The installation shall comply with all requirements of this document. Further, the following criteria must be met:

- Information related to the type of charging station that is being requested (Level 1 or 2) along with what type of vehicle will be charged in the location (i.e. automobile, golf cart).
- A Level 1 charging station is a single 120-volt grounded receptacle that is fed from a 20-amp breaker. A Level 2 charging station is a fast charger for electric vehicles and shall be fed from a 50-amp breaker. The Association basis of design for the Level 2 charger is NovaCharge NC8000 Single line charger which shall be wall mounted or an approved equal.
- One (1) charging station per condominium unit is permitted regardless of charging type. At no time will Owners be permitted to install multiple vehicle chargers per unit.
- A licensed and registered electrical contractor familiar with the installation and requirements of an electric vehicle charging station must be utilized and proof of same must be provided to the Association at least fourteen (14) days prior to installation. The electrical contractor shall be approved by the Board of Directors.
- The electric vehicle charging station must be installed within the boundaries of the unit owner's limited common element parking area between the parking spots at the front wall of the parking location. The final location must be reviewed and approved by the Board of Directors.
- The installation may not cause irreparable damage to the condominium property, and the owner shall be responsible for restoring the property to its pre-existing condition after the installation is made.
- The electricity for the electric vehicle charging station shall be separately metered, and the unit owner is to pay for the cost of running the electricity to his or her parking space including, but not limited to, the cost of all labor, wire, conduit, junction boxes, sub-meter, circuit breaker, core drilling, permits, inspections and insurance.
- The Board of Directors, through the Property Management company, will perform monthly meter reads of the electricity consumed by the owner's charger over the previous month. The unit owner shall be responsible for paying to the Association the monthly amounts incurred with the electric charging station. Electricity usage will be invoiced at

the monthly utility (Duke Energy) all-inclusive electricity usage rate (\$/kWh) paid by the Association for the main common area electricity account. The all-inclusive electricity rate is determined by dividing the total monthly cost for electricity in dollars (\$) by the total electricity consumption (kWh). The base building all-inclusive electricity rate (\$/kWh) will be multiplied by the total kWh for the owners monthly metered electricity consumption. The owner is also responsible for paying a fixed monthly charge equal to \$50 per month to offset the cost of the base building EV charging infrastructure and engineering study. A fixed monthly charge will be applied for the first 36 months of owner invoices after the date installation. If no electricity is used by the owner during the 36 months, the owner is still responsible for the fixed monthly charge for the first 36 months.

- Any unpaid monthly electric charges may be collected in the same manner as delinquent maintenance assessments pursuant to the governing documents of the Association including, but not limited to, through lien and foreclosure. EV chargers may be disconnected by the Property Manager for non-payment of the sub-metered electricity chargers. Late payments greater than 60 days will incur a penalty fee of 3% per month the payment is late. The EV charger will be disconnected after 90 days of non-payment by the owner. Restoration of the EV charger will be made after all utility costs and penalty fees are paid by the owner.
- The approved metering device is an E-Mon Class 1000 meter that is selected based on serving a Level 1 or Level 2 charger. The meter shall be installed within the main electrical room on the G2 garage in the pre-determined location as indicated by the Board of Directors. Meter reads will be accomplished by the Property Management company monthly on behalf of the Board of Directors.
- The unit owner who is installing an electric vehicle charging station shall be responsible for the cost of installation including all materials, labor, permits, operation, maintenance, and repair, including, but not limited to, hazard and liability insurance. All contractors shall provide the appropriate liability insurance and will be licensed contractors within Pinellas County. All costs associated with permits through the City of Clearwater are the responsibility of the owner. The installation of electric charging for golf carts shall follow the schematic provided at the end of this application.
- All owners are responsible for protecting their electric vehicle or electric golf cart from flooding. The Board of Directors and Property Management company have the right to remove the owner's electric vehicle or electric golf cart in the event of water flooding within the G1 or G2 garages.
- Absolutely no work shall begin without the final approval of the Board of Directors. Any work completed by the owner without the full approval of the Board of Directors will be removed by the Association with all costs associated with removal paid by the owner.
- All installation work shall be inspected by the Board of Directors and any installation work not meeting the requirements of the design and specifications, as agreed to by the Board of Directors, will be repaired or replaced by the owner at the owner's expense.
- If the unit owner or his or her successor decides there is no longer a need for the electric vehicle charging station, such person is responsible for the cost of removal of the

electronic vehicle charging station and any costs to return the area to its original condition. EV chargers shall not be removed by the owner without the approval of the Board of Directors.

- The unit owner must comply with bona fide safety requirements, consistent with applicable building codes and recognized safety standards, for the protection of persons and property.
- The unit owner must comply with reasonable architectural standards adopted by the Association that govern the dimensions, placement, or external appearance of the electric vehicle charging station, provided that such standards may not prohibit the installation of such charging station or substantially increase the cost thereof.
- The unit owner must provide a certificate of insurance naming the Association as an additional insured on the owner's insurance policy for any claim related to the installation, maintenance, or use of the electric vehicle charging station within 14 days after receiving the Association's approval to install such charging station.
- Unit Owner must reimburse the Association for the actual cost of any increased insurance premium amount attributable to the electric vehicle charging station within 14 days after receiving the Association's insurance premium invoice.

Unit Number: _____

Signature of Owner No. 1

Signature of Owner No. 2

Printed Name of Owner No. 1

Printed Name of Owner No. 2

Action

Date received by the Board: _____

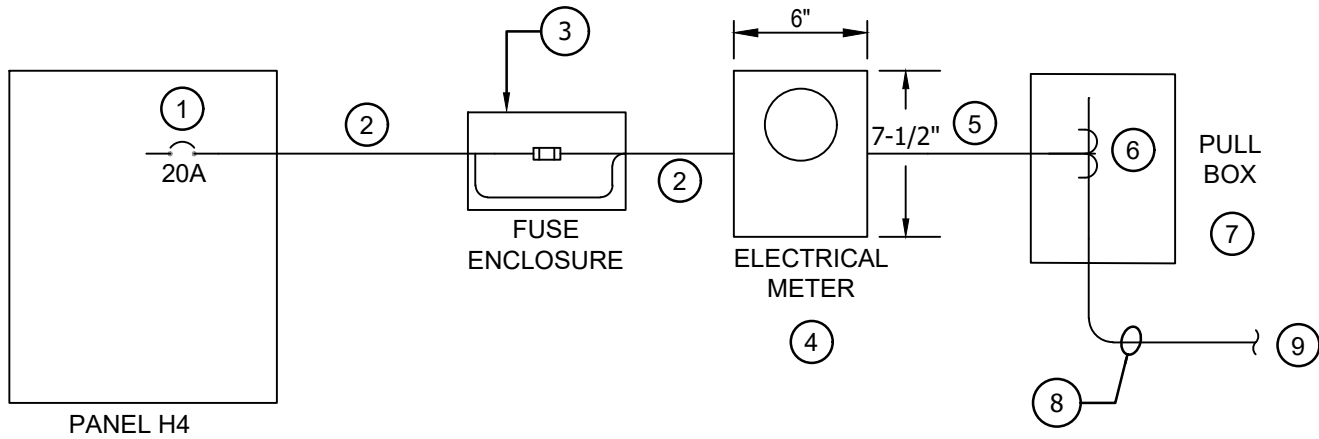
Date of recommendation by the Board: _____

Board Action: Approved: Yes / No (circle one)

Comments: _____

Signature of President or Secretary of the Board of Directors

Printed Name and Title



LEVEL 2 - GARAGE - ELECTRIC ROOM

DETAIL - GOLF CART/METER CONNECTION

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SKE1.5

SCALE: NONE

SKETCH NOTES:

1. PROVIDE 1 POLE, 20A CIRCUIT BREAKER.
2. PROVIDE 2#12 AND 1#12 GROUND IN 3/4" CONDUIT.
3. FUSE PER SUPPLIER RECOMMENDATIONS IN A NEMA 1 ENCLOSURE. IF NOT REQUIRED BY SUPPLIER OR AHJ, FUSE MAY BE OMITTED.
4. PROVIDE CLASS 1000 SMART METER COMMUNICATIONS BY E-MON D-MON OR APPROVED EQUAL.
5. PROVIDE CONTROL WIRING TO CURRENT TRANSFORMERS IN CONDUIT TO PULL BOX. (CONTROL WIRING PER SUPPLIER RECOMMENDATIONS)
6. CURRENT TRANSFORMERS (PROVIDED WITH METER).
7. SIZE PULL BOX PER NEC.
8. PROVIDE 2#8 +1#12 GROUND IN 1" CONDUIT. APPROXIMATE LENGTH TO GOLF CART RECEPTACLE IS 150 LINEAR FEET. COORDINATE EXACT ROUTING WITH OWNER PRIOR TO BIDDING.
9. PROVIDE NEMA 5-20R RECEPTACLE WITH GROUND FAULT PROTECTION AND WEATHERPROOF ENCLOSURE FOR CONNECTION TO GOLF CART.

BRAYLEE DESIGN & CONSTRUCTION

5220 KLEES MILLS ROAD
SYKESVILLE, MD 21784
PHONE: 410-549-6960

DETAIL: GOLF CART/METER CONNECTIONS

PROJECT: BAYVIEW CONDO - EV CHARGER STUDY

SCALE: NONE

DATE: 08/02/2024

PROJECT NO.: 24006

SHEET NO.

SKE1.5