

Fishermans Cove

EV Charging Station Policy

EFFECTIVE February 15, 2023

Fishermans Cove Condominium Association, Inc. (Association) has installed an electric vehicle charging station (EV Station or Station) on its property for use by Long-term Residents.

- A.** For purposes of this EV Charging Station Policy, the Association defines Long-term Residents to include both:
1. Unit Owners (as defined in Section 1.12 of the Association's Rules and Regulations (Rules)), and
 2. Unit Users (as defined at Section 1.13 of the Rules) *with leases of one (1) year or more.*
- B.** Access to the EV Station will be granted to Long-term Residents only after the following terms and conditions are met:
1. **The Long-term Resident pays a non-refundable Access Fee:** In order to access and utilize the charging system, the Applicant shall pre-pay a non-refundable access fee (Access Fee) of the amount set out in **Schedule A** of this EV Charging Station Policy. The purpose of the Access Fee is to offset the capital cost of the Station installation and pay for individual account set up and management for accessing and using the system. In the event that Applicant's access to the EV Station is cancelled due to misuse of the Station or failure to follow rules established by the Association governing use of the EV Station, the Access Fee is non-refundable.
 2. **The Long-term Resident executes a User Agreement:** Prior to gaining access to the EV Station, the Long-term Resident must execute the agreement set out in **Schedule B** to this EV Charging Station Policy (User Agreement). In the User Agreement, the Long-term Resident will acknowledge and agree that the EV Station is only for his/her use and the use of other Long-term Residents, with the exceptions set out in **Section C** of this EV Charging Station Policy, and that use of the EV Station will be on a first-come, first-served basis.
 3. **The Long-term Resident obtains an EV Station decal:** This decal is available from the Association's property manager on his/her electric vehicle so that the vehicle can be readily identified while using the EV Station.
 4. **The Long-term Resident establishes an account with the vendor that the Association has contracted for management of the EV Station (Charging Account):** Details regarding this requirement are set out in **Section D** of this EV Charging Station Policy.

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C. Guest Use: The Long-term Resident may grant temporary access to the EV Station to a guest residing or visiting with the Long-term Resident by using the Long-term Resident's Charging Account under the following circumstances:

1. Such guests reside outside of St. Johns County and access will be limited to no more than two (2) weeks per visit.
2. In advance of a guest's use of the EV Station, the Long-term Resident pays the required Guest Access Fee set out in **Schedule A** of this EV Charging Station Policy.
3. In advance of a guest's use of the EV Station, the Long-term Resident obtains a temporary placard to be placed in the guest's vehicle window visible from the street adjacent to the EV Station.
4. "Subletting" use of the EV System to any person who is not qualified and registered under a Long-term Resident's account is a violation of this Agreement and the Association's Rules and will result in the termination of the Long-term Resident's Charging Account and forfeiture of the non-refundable Access Fee.

D. Use of EV charging station: By executing the User Agreement, the Long-term Resident also agrees to the following:

1. The Long-term Resident shall establish his/her Charging Account by linking his/her cell phone to the mobile application required by the Association with a credit card. The charges set out on **Schedule A** (Charging Fees) are the fees to be paid by the Long-term Resident for use of the EV Station.
 - a. The Charging Fees, which includes the Hourly Charging Rate, may change from time to time. All Long-term Residents will be given 30 days written prior notice of any change in the Charging Fees.
2. Except for overnight charging described below, charging time will be limited to a three (3) hour session per user on a first-come, first-served basis. This will allow adequate EV charging while providing others in the Association the opportunity to charge their vehicles when needed.
3. The Long-term Resident shall move his/her vehicle to other Association common area parking within 20 minutes after the three (3) hour charge session or after notification of a full vehicle charge by the EV Station App (Grace Period). Any time his/her vehicle is connected on the EV Station charger within the Grace Period, the Long-term Resident will continue to be charged at the Hourly Charging Rate set out on **Schedule A**.
 - a. If his/her vehicle remains on the EV Station's charger when both charging heads are in use, and after being notified of a full charge or expiration of the three (3) hour charge period, the Long-term Resident will be charged an

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SCHEDULE A

EV Station Charging Fees and Rates Paid to the Association

Access Fee (non-refundable)	\$2000.00 (one-time charge)
Hourly Charging Rate	\$2.00 per hour
Guest Charge Access Fee	\$100.00 (one time charge per visit; multiple visits will result in multiple charges)
Post-Grace Period Fee	\$10 per hour