

PREPARED by
SANDY BEAN
BPDAVIS Co.
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COCOA BEACH
32931

AFFIDAVIT RE: Amendment by Board of Directors of
TEWNTY-ONE RIVERSIDE DIVE CONDOMINIUM ASSOCIATION, INC.
Establishing Rules and Regulations for Vehicle Charging Stations

STATE OF FLORIDA
COUNTY OF BREVARD

CFN 2022153907, OR BK 9538 PAGE 1231,
Recorded 06/21/2022 at 08:27 AM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:3

Charles D. Mays, as Acting Vice President of Twenty-one Riverside Drive Condominium Association, Inc.
after being duly sworn, deposes and says:

The attached is a copy of the Amendment by Board of Directors of
TWENTY-ONE RIVERSIDE DRIVE CONDOMINIUM ASSOCIATION, INC.
Establishing Rules and Regulations for Vehicle Charging Stations, adopted January 19, 2022.

Charles D. Mays
Charles D. Mays

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was sworn before me this 19 day of January, 2022, by
Charles D. Mays, Acting Vice President of TWENTY-ONE RIVERSIDE DRIVE CONDOMINIUM ASSOCIATION,
INC., who is personally known to me or who has produced
_____ as identification and who did/did not take an oath.

NOTARY PUBLIC

Sandra E Bean

Name: Sandra E Bean

State of Florida at Large

My Commission Expires: 8/1/25



AMENDMENT TO
RULES AND REGULATIONS
FOR
TWENTY-ONE RIVERSIDE DRIVE CONDOMINIUM ASSOCIATION, INC.

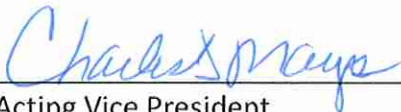
VEHICLE CHARGING STATIONS

The installation of such charging stations is subject to the provisions of Florida Statute Section. 718.116.

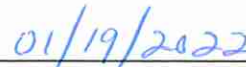
- (a) The installation may not cause irreparable damage to the condominium property.
- (b) The electricity for the electric vehicle charging station must be separately metered and payable by the unit owner installing such charging station. Unit owner shall reimburse the Association at the end of the 1st quarter, 2nd quarter, 3rd quarter, and 4th quarter for kilowatts used during that time. Unit owner shall provide documentation, either printed or photographic, showing kilowatts used. Reimbursement will be based on kilowatts used and the Association's kilowatt price during that time period.
- (c) The unit owner who is installing an electric vehicle charging station is responsible for the costs of installation, operation, maintenance, and repair, including, but not limited to, hazard and liability insurance. The Association may enforce payment of such costs pursuant to Florida Statute Section. 718.116.
- (d) 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. The association may enforce payment of such costs pursuant to s. 718.116.
- (e) The association shall require the unit owner to:
 - 1. Comply with bona fide safety requirements, consistent with applicable building codes or recognized safety standards, for the protection of persons and property.
 - 2. 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. Submit plans showing the dimensions, placement and appearance of proposed electric charging station.
 - 3. Engage the services of a licensed and registered electrical contractor or engineer familiar with the installation and core requirements of an electric vehicle charging station.
 - 4. Provide a certificate of insurance naming the association as an additional insured on the owner's insurance policy for any claims related to the installation, maintenance, or use of the electric vehicle charging station within 14 days after receiving the association's

approval to install the charging station. Provide documentation to indemnify and defend the association from any liability or damage incurred in connection with the charging station.

5. 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.



Acting Vice President



Date approved and voted on