

RESOLUTION of the BOARD OF DIRECTORS of
**THE WATERFRONT ON THE OCEAN AT JUNO BEACH CONDOMINIUM
ASSOCIATION, INC.**
AMENDING THE RULES AND REGULATIONS

WHEREAS, pursuant to Sections 9(C)(5) and 9(C)(9) of the Association's Declaration of Condominium, Article IV, Section 11 of the Association's Articles of Incorporation, and Article II, Section 5(K) of the Association's By-Laws, as amended, the Board of Directors has the authority to make and amend Rules and Regulations; and

WHEREAS, the Association has enabled the installation of electric vehicle charging stations pursuant to Fla. Stat. §718.113(9); and

WHEREAS, pursuant to Fla. Stat. §718.113(9) as well as the above-cited authority to make and amend Rules and Regulations, the Association's Board of Directors wishes to make new Rules and Regulations to govern the use of electric vehicle charging stations to be installed upon the common elements as well as to also govern the keeping of electric vehicles on the condominium property.

NOW THEREFORE, it is hereby RESOLVED that new Rules and Regulations are hereby created. They shall be numbered and be added to the Association's rulebook as well as be sent to unit owners. Language to be added is underlined and is as follows:

ELECTRIC VEHICLE CHARGING STATION RULES

(applicable only to electric vehicle charging stations installed on common elements pursuant to Fla. Stat. §718.113(9))

- Users of electric vehicle charging stations must utilize a mobile phone app that is acceptable to the Board of Directors and to the owner of the charging station equipment or utilize point of sale charging technology that is acceptable to the Board of Directors and to the owner of the charging station equipment to charge their electric vehicles from a charging station. No other means of accessing electricity from charging stations shall be permitted.
- The costs of the electricity dispensed by charging stations as well as all related costs of charging electric vehicles from the stations, transactional or otherwise, shall be borne by the charging stations' users and, if paid by the Association, shall be reimbursed by the unit owner whose parking space was occupied by the vehicle that was being charged.
- If a unit's owners have not executed an Electronic Vehicle Charging Station User Agreement acceptable to the Association, then neither they nor any other person using their parking space is permitted to use an electric vehicle charging station.
- No one shall damage, modify, attempt to modify, maintain, and/or attempt to maintain the electric vehicle charging stations. Users of electric vehicle charging stations shall comply with all signage, directions, and instructions located on or proximate to the charging stations.
- No one shall have exclusive use of any electric vehicle charging station. No one shall remove a charging station's plug from another person's vehicle to charge his or her electric vehicle. No one shall leave his or her vehicle

continuously connected to an electric vehicle charging station longer than 8 hours at a time.

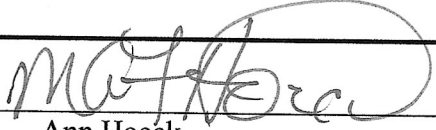
- No one shall place electric vehicle charging station cords, cables, or other equipment where it is foreseeable that such equipment could be driven over. Additionally, when not in use, electric vehicle charging station cords and cables must be stowed where they will not be a tripping hazard.
- No one shall drive over, step on, or otherwise cause damage to electric vehicle charging station cords, cables, or other equipment.
- Parking spaces may become temporarily unavailable by the Association, by the owner of the electric vehicle charging stations, or by the personnel maintaining and/or repairing the electric vehicle charging stations for good cause, which shall include but not be limited to, maintenance, installation, removal, and/or relocations of charging stations.

ELECTRIC VEHICLE RULES

- Recognizing that electric vehicles have certain attributes and present certain challenges that are not present with regard to internal combustion vehicles, owners and/or operators of electric vehicles may not park or store any electric vehicle on the condominium property that:
 - (a) has been deemed by its manufacturer or by a government agency to pose an unacceptable fire safety risk or unacceptable fire hazard risk;
 - (b) is or would be the sole cause of the Association losing insurance coverage;
 - (c) is subject to a manufacturer's recall that has not been performed, unless the Association's Board of Directors has been made aware of the recall and has specifically authorized the vehicle to be parked on the condominium property pending the performance of the recall work; or
 - (d) has been damaged in a motor vehicle accident (either while moving or while parked) and has not been subsequently evaluated by a qualified professional and deemed to be safe to be stored in a garage that is part of a residential building.
- Similarly, recognizing that electric vehicles have certain attributes and present certain challenges that are not present with regard to internal combustion vehicles, owners and/or operators of electric vehicles must promptly remove their electric vehicles from the condominium property at any time that:
 - (a) a hurricane warning or tropical storm warning is in effect for any part of Palm Beach County, Florida;
 - (b) a flash flood warning or flood warning is in effect for any portion of the eastern part of Palm Beach County, Florida; or
 - (c) there is otherwise sufficient cause or warning to believe that flooding of the Association's garage or paved surfaces is likely.

- The Association's Board of Directors shall have the additional authority to require that a particular electric vehicle be removed from the condominium premises for any other legitimate reason rooted in protecting the health, safety, and/or welfare of residents.
- As its non-exclusive remedy when the owner or operator of an electric vehicle fails to comply when removal of an electric vehicle is required by these rules, the Association may tow such owner or operator's electric vehicle from the condominium property at the vehicle owner's expense pursuant to Fla. Stat. §715.07, as amended from time to time.

I CERTIFY that the foregoing is a true copy of the Resolution of the Board of Directors of the Association adopted on DECEMBER 5, 2023; that same is reflected in the Records of the Association; and is unrevoked.

By: , President of the Association
Ann Hoeck

Date: 12/05/23