

**CASA DEL SOL ELECTRIC VEHICLE RECHARGING EQUIPMENT POLICY
INSTALLATION, MAINTENANCE, AND INDEMNIFICATION AGREEMENT**

Whereas, the Maryland Condominium Act incorporated Maryland House Bill 0110 regulating electric vehicle recharging equipment (“property in the State that is used for recharging motor vehicles propelled by electricity”) to be in effect as of October, 1, 2021 as state law; and

Whereas, as stated in the Casa Del Sol Bylaws, the Board of Directors represents the Casa Del Sol Council of Unit Owners; and

Whereas, the Maryland Condominium Act §11-111.4 states “the governing body shall process and review an application for approval in the same manner as an application for approval of an architectural modification to the condominium”; and

Now therefore, be it resolved that the Board of Directors, on behalf of the Casa Del Sol Council of Unit Owners does hereby adopt the following Policy, Rules and Regulations regarding the installation of electric vehicle recharging equipment in a townhouse or an owner assigned common area Casa Del Sol parking space, and the right to alter and use portions of the common area parking space to accomplish the same.

1. As stated in the Maryland Condominium Act, Section 11-111.4. The Casa Del Sol owner requesting to install electric vehicle recharging equipment shall agree in writing to:

(a) Submit the installation request to the Board of Directors, along with a signed copy of this policy and drawings included showing the installation location.

(b) Not unreasonably impede the normal use of an area outside the unit owner’s parking space.

(c) Comply with all relevant building codes and safety standards for the installation of the electric vehicle recharging equipment.

(d) Engage a licensed contractor to install the recharging equipment and connect to the owner’s electric meter.

(e) Obtain any permits required by the Town of Ocean City, Worcester County, and the State of Maryland.

(f) Pay the installation costs of the electric vehicle charging system.

2. The Casa Del Sol owner and each successive Casa Del Sol owner of the electric vehicle charging system located in the same assigned common area parking space shall be responsible for:

(a) Paying for the electricity usage associated with the recharging system.

(b) Costs for damage to the electric vehicle charging equipment, common element, or limited common element resulting from the installation, maintenance, repair, removal, or replacement of the electric vehicle recharging equipment.

(c) Provide a Certificate of Insurance naming Casa Del Sol Condominium Council of Unit Owners as additional insured. Certificate is due annually or upon the request of the Casa Del Sol Board of Directors.

3. Communications between the Board of Directors and the unit owner are to be in writing including

(a) The initial request for installation.

(b) The project approval or denial from the Board of Directors.

(c) A signed copy of the Casa Del Sol Electric Vehicle Recharging Equipment Policy and Installation, Maintenance, and Indemnification Agreement by the unit owner.

This Policy shall become effective on January 16, 2024.

IN WITNESS WHEREOF, the parties hereto have executed the Casa Del Sol Electric Vehicle Recharging Equipment Policy and Installation, Maintenance, and Indemnification Agreement and will comply with all requirements of HB 0110 effective the date below.

WITNESS/ATTEST

CASA DEL SOL CONDOMINIUM COUNCIL OF UNIT OWNERS

By: _____

By: _____

Title: MANN PROPERTIES

Title: CDS PRESIDENT

Date: _____

Date: _____

UNIT OWNER:

Name:

Unit #: _____

Date: _____

APPROVED _____

DENIED _____

DATE: _____

DATE: _____