

Quail Forest Living Standards: addition to Motor Vehicles, p 5.

Architectural Control Committee Guidelines and Standards: exhibit 8

Electric Vehicles

Electric vehicles are the wave of the future. However, our units and car ports were not built for easy-access charging.

Florida is an EV friendly state and, as a result, EV's cannot be prohibited. But community associations such as ours may put reasonable restrictions on EV charging stations.

First, the vehicle owner must apply for ACC approval. The ACC approval process is as follows:

1. A permit must be obtained from the **Pinellas County Building Department**
2. The services of a licensed and registered electrical contractor are required.
3. The home electrical box must be 150 amps or more (the car alone will pull 50 amps). This may mean upgrading or replacing the homeowner's electrical box.
4. For charging in a car port, trenching under the sidewalk and front yard to the unit must be done.
5. The cost of the permitting and trenching is generally \$2,000 to \$6,000.
6. The unit owner is responsible for the costs of EV installation, operation, maintenance, repair, and removal.
7. The unit owner must provide a **certificate of insurance naming the Quail Forest Homeowners Improvement Association, Unit One, Inc.** as an additional insured on the owner's homeowners policy.
8. The unit owner must also have an **umbrella liability insurance policy** to cover potential liability costs to other residents.
9. The unit owner will need a Level 2 charging station,[!]
10. There are several qualified electrical contractors in the area (as of February 2023). Gulfstar Electric LLC at 727-755-1805 and Buell Electric at 727-648-6101 are two among others.

[!] An extension cord placed across sidewalks is Level 1 charging, which is very slow and may damage the unit's electrical service and appliances. Extension cords across sidewalks are also an obvious trip hazard.