

# PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

## ELECTRIC VEHICLE PARKING, CHARGING & STORAGE POLICY

Effective 11/1/2026

### **Purpose**

The purpose of this policy is to reduce the risk of fire, explosion, toxic smoke, and property damage associated with Lithium-Ion Battery-Powered Vehicles. Lithium-ion battery fires can spread rapidly, generate extreme heat, and are difficult to extinguish. This policy is intended to promote the safety of residents, guests, Association property, and Common Elements or Limited Common Elements.

### **Definitions**

For purposes of this policy, "Lithium-Ion Battery-Powered Vehicles" include all Electric Vehicles, including but not limited to all types of passenger or commercial vehicles and golf carts (herein individually or collectively as "EV" or "EVs").

### **Prohibited Parking, Charging and Storage Locations**

1. No Electric Vehicle may be parked, charged or otherwise left unattended within fifteen (15) feet of any Condominium Unit, Association building, structure, entrance, exit, stairwell, utility room, or mechanical room.

### **Responsibility of Owners Tenants and Guests**

Unit owners are responsible for ensuring that their family members, tenants, guests, invitees, and contractors comply with this policy.

### **Enforcement**

Violation of this policy may result in:

- Written warning notices
- Fines as authorized by the governing documents and applicable law;
- Towing or removal of improperly parked vehicles where permitted by law at the cost of the vehicle owner

Any costs incurred by the Association because of a violation may be assessed against the responsible Unit Owner to the extent permitted by the governing documents and applicable law.

### **Emergency Authority**

If the Association reasonably determines that an EV presents an immediate threat to life, safety, or property, the Association may, in addition to or in lieu of any other available remedy, take whatever action is reasonably necessary to eliminate or mitigate the hazard, including contacting emergency or towing services and arranging for removal of the vehicle.