

KNOLLWOOD POINTE CONDOMINIUM ASSOCIATION

MODIFICATION AND ALTERATION RESOLUTION FOR THE INSTALLATION OF AN ELECTRIC VEHICLE CHARGER (EV)

Based upon information submitted by Co-owners, the Board of Directors of Knollwood Pointe Condominium Association may grant approval for the installation and maintenance of the Alteration, but only upon the following conditions, restrictions and agreements:

1. Co-owners acknowledge that the approval of the requested Alteration by the Association does not constitute a legal approval of any building code issues and that Co-owners shall procure all necessary and/or required permits from Bloomfield Township, Oakland County Michigan and otherwise comply with state and local building code requirements and health and safety laws and ordinances.

2. Co-owners must submit a request that includes the make, model and level of EV charger along with the intended location of installation in Co-owners garage to the Knollwood Pointe Board of Directors.

3. Co-owners must use a qualified DTE approved Electrician that is licensed and insured with the State of Michigan.

4. Mounting of the charger will be done on the Co-owners side of shared garage and attached to Co-owners electrical service only. Charger and/or Charging cords cannot interfere with another Co-owners access to or use of their shared side of garage.

5. All costs related to the installation, maintenance, use or removal of the alteration will be paid for by the Co-owners at Co-owners sole expense.

6. The Association may inspect said Alteration during and after their construction and if there are any deviations from the approved Alteration, the Association, at its sole option, may require that such deviations be corrected at the Co-owners' sole expense, to comply with such approved Alteration and/or all applicable state and local building code requirements and health and safety laws and ordinances.

7. Any damage caused to the Common Elements or Limited Common Elements incidental to the installation of the Alteration, or any later repairs or maintenance thereof, shall be promptly repaired by Co-owners at Co-owners' sole expense in such a manner so that the Common Elements or Limited Common Elements are restored to their original condition as they were prior to the damage.

8. Co-owners shall maintain and/or repair said Alteration to the same standard as the remainder of the Common Elements or Limited Common Elements of the Condominium Project and in accordance with the Master Deed and Bylaws for the Condominium Project. In the event the Co-owners fail to maintain the Alteration pursuant to the standards set forth in this Agreement and the Master Deed and Bylaws, or otherwise breach the terms of this Agreement, the Association, in its discretion, and upon five (5) days written notice to the Co-owners by first-class mail, may provide the required maintenance and/or repair or restore the modified Common Elements to their original condition and all costs of the Association in so doing, including attorneys' fees, shall be assessed to and collected from the Co-owners to the extent allowed by the Master Deed and Bylaws for the Condominium Project.

9. Co-owners agree not to make further modifications, alterations, or additions without the express written consent of the Association.

10. The terms of this Agreement shall run with and bind the Unit, and the rights and responsibilities under this Agreement shall pass to the respective parties' successors, assigns, heirs, legal representatives and all those who may subsequently acquire an interest in the Unit. It is expressly understood that the permission and approval granted herein shall extend only to the Alteration.

11. The Co-owners agree that the permission for the Alteration is a revocable license and that Co-owners will fully comply with all guidelines for the Alteration as established by the Association from time to time. Any violation of this Agreement or the Condominium Documents of Knollwood Pointe shall subject the Co-owners to those enforcement remedies afforded to the Association under the Condominium Documents and the Michigan Condominium Act.

THEREFORE, be it resolved that the Knollwood Pointe Condominium Association Board of Directors approved this resolution on February 12, 2024. This resolution will become effective thirty days after.

DocuSigned by:
Witness:
Cindy Korycinski
B483360DAD154E7
Board Member at large

DocuSigned by:
Dawn Schaefer
Signed: CB141F958B49484...
President of the Association

2/13/2024

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