

AMENDMENT

RIVO AT RINGLING CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS AND GENERAL INFORMATION 2021

Revised May 26, 2026

GARAGE ELECTRICAL OUTLETS

Use of any electrical outlet within the parking garage by anyone other than an authorized representative or vendor of the Association for the benefit of the Association is only permitted in accordance with the following on a first come, first served basis:

1. **Registration Requirement.** Any unit owner, tenant, guest, occupant or invitee that wants to use an electrical outlet within the parking garage must first register with the Association through the management office. The Registration shall include:
 - The person's name and unit number
 - Vehicle description and license plate (if applicable)
 - Description of intended use
 - Estimated duration and frequency of use
 - Acknowledgment of this rule, including indemnity provision herein

2. **Permitted Uses.** Subject to registration and availability, limited temporary use of garage outlets may be permitted for low-energy, intermittent purposes, including:
 - Trickle charging or maintaining a standard automobile battery
 - Operating portable vacuums for vehicle cleaning
 - Operating portable air pumps or tire inflators
 - Temporary use of small hand tools or cleaning equipment
 - Other low-load devices approved by the Association through the management office

All permitted uses must comply with manufacturer safety instructions and applicable fire and electrical codes.

3. **Prohibited Uses.** The following uses are strictly prohibited unless specifically authorized in writing by the Board of Directors:
 - Charging electric vehicles (EVs), plug-in hybrid vehicles, golf carts, or similar transportation devices
 - Charging e-bikes, e-scooters, hoverboards, or lithium-ion mobility devices
 - Continuous or high-load power consumption

- Use of extension cords left unattended or stretched across driving/walking areas
- Powering refrigerators, freezers, fans, appliances, or non-approved equipment
- Any commercial or business-related use
- Any use creating a fire hazard, nuisance, or unreasonable electrical demand

The Association may immediately disconnect any prohibited device without notice if deemed necessary for safety or operational reasons.

4. Long-Term or Unattended Use. No device may remain plugged in unattended for extended periods without prior written approval from Association through the management office.

Any approved long-term or recurring use must include:

- Installation of an Association-approved energy usage monitor at the resident's expense
- Reimbursement to the Association for electricity consumption as determined by the monitor
- Compliance with any additional insurance or safety requirements imposed by the Association

The Association may require removal of any device at any time.

5. Liability and Indemnification. Anyone using any electrical outlet within the parking garage does so at their own risk. The Association shall not be responsible for:

- Damage to vehicles, batteries, or equipment
- Electrical interruptions or power fluctuations
- Theft or vandalism
- Fire or personal injury arising from outlet use

Users agree to indemnify and hold harmless the Association, its Board of Directors, management, and staff from any claims, damages, or liabilities arising from their use of any electrical outlet within the parking garage.

6. Enforcement. Violation of this rule may result in:

- Immediate revocation of outlet privileges
- Removal or disconnection of equipment
- Fines or enforcement action as permitted by Florida law and the governing documents
- Responsibility for damages or excess electrical costs caused by misuse