ABC Homeowners Association

**Electric Vehicle Charging Policy**

The ABC Homeowners Association (“Association”) hereby enacts the following rules and requirements associated with the installation, use, and maintenance of electric vehicle charging stations (“EVCS”) within the community:

1. Homeowners must request architectural approval of their proposed EVCS before any work may begin. This request must include the following information:
	1. Owner’s name and contact details
	2. Unit or house number
	3. Data sheet of outlet device and/or enclosure box
	4. Proposed location of installation (only for consideration as the actual location will be determined by the Association)
	5. A statement saying that the requesting homeowner acknowledges the requirements of this policy and will adhere to all of its provisions
2. Proposed designs of the EVCS must adhere to the architectural covenants found in the Association’s Amended CC&Rs. The requirements for installation vary depending on the type of unit and the Association shall approve or deny requests at its sole discretion.
3. The cost of installation and all electrical modifications must be shouldered by the homeowner. This includes the cost of restoring any damages made to general common elements disturbed by the installation, maintenance, and repair processes.
4. All EVCS must be connected to the power panel of the homeowner. For EVCS connected to power panels maintained by the Association, EV owners will be charged a monthly EV Charging Fee (on top of their regular association dues) for the cost of maintenance and modifications. EV owners shall be responsible for paying the cost of their own electricity use.
5. EVCS must meet applicable health and safety standards and requirements imposed by state and local authorities.
6. Homeowners must hire a licensed, registered, and insured electrical contractor with prior experience in installing and maintaining an EVCS. Detailed plans and designs of the work (both architectural and electrical) must be submitted to the Association.
7. Homeowners (or their contractors) must obtain a building permit from the appropriate local government agency. A copy must be provided to the Association before work can begin. A copy of the signed permit must also be provided to the Association within 7 days of the permit sign-off.
8. Homeowners must provide a Certificate of Insurance naming the Association as an additional insured on the owner’s insurance policy for any claim related to the installation, use, and maintenance of the EVCS. The liability coverage must not be less than $1,000,000. This certificate must be supplied 14 days following the approval of the request. Homeowners must maintain their insurance policy at all times and must submit an updated certificate annually. If the policy is set to be canceled, owners must give the Association notice 30 days before cancellation. If an owner fails to keep their certificate current, any use of the EVCS must immediately stop. The outlet will be considered abandoned and subsequently removed after 15 days without a proper certificate.
9. Homeowners’ contractors must provide a Certificate of Insurance naming the Association as an additional insured. Certificate requirements shall follow the one set for homeowners (detailed in #8 of this policy).
10. Approval of an EVCS request does not equate to a guaranteed parking space. Homeowners are not permitted to block off the space for EV use.
11. Cords must:
	1. Not be permanently hardwired or mounted to the building;
	2. Be removed when not in use; and,
	3. Not obstruct ways of travel (including pedestrian travel).
12. Outlet boxes must be locked when not in use.
13. Homeowners must give the Association 24/7 access to the interior electrical panel of the unit or home.
14. The Association will not review or approve any EVCS requests from homeowners who are not current with any dues and assessments.
15. This policy only applies to electric vehicles and does not cover golf carts, electric scooters, e-bikes, and electric wheelchairs as of now.

This policy was adopted on \_\_\_\_\_\_\_\_\_\_\_\_\_ by the ABC Homeowners Association Board of Directors. The target date for implementation is \_\_\_\_\_\_\_\_\_\_\_\_\_\_.

For any questions or concerns, please contact \_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Thank you for your cooperation!

*ABC Homeowners Association*

*Board of Directors*