

## ***BETHEL GRANT HOMEOWNERS ASSOCIATION***

### **ELECTRIC VEHICLE CHARGING STATION AND CHARGING POLICIES AND RULES**

The Bethel Grant Homeowners Association has adopted a policy to permit Unit owners to install and utilize one Electric Vehicle Charging Station (an “EV Station”) subject to strict compliance with and adherence to the following Rules and Regulations.

#### **I. Installation.**

A. An EV Station may only be installed if approved by the Council.

B. An Owner wishing to install an EV Station must submit an application for approval with sufficient detail to enable the Council to make an informed decision about the proposed installation.

The application shall adhere to the following specifications and include, at a minimum, the below listed details:

- The specific EV Station model and manufacturer, which must be designated for outdoor use (a Level 2 Charger is recommended);

- The specific charging cord that will be used (including length, color, manufacturer and model identification);

- A drawing depicting the proposed location for the EV Station, which must be located as close as practical to the building where the Owner’s Unit is located;

- The identity of the licensed electrician who will install the EV Station;

- Proof of the installer’s insurance, which must name the Association as an “additional insured;”

- The proposed location where the charging cord will be stored when not in use;

- The EV Station shall be integrated into the electrical system in a manner that shall ensure that all electricity use charges are issued to the Unit Owner;

- The Unit Owner shall be responsible for repairing any damage or disturbed areas caused by the installation of the EV Station;

- The installation must be aesthetically pleasing and the Council shall have discretion to require that the EV Charger be installed in a different location than proposed by the Unit Owner;

-The Council may consult with an engineer or electrician to assist with its review of the application;

-The Council may engage an engineer or electrician to inspect the EV Station after installation to ensure compliance with these Rules, and any conditions the Council may impose upon any approval.

-The Unit Owner shall reimburse the Association for all costs incurred in the application review or inspection; and

-The Unit Owner shall execute an agreement indemnifying and holding the Association harmless of and from any claims that may arise or damage that may be caused by the installation or use of the EV Station.

## **II. Use of EV Station.**

C. A vehicle must be charged in the Unit Owner's assigned parking space.

D. The charging cord must be of sufficient length such that it lays upon the ground, and is not taut, when in use, however the cord may not extend beyond the length of the assigned parking space.

E. Extension cords pose a fire hazard and are not permitted.

F. When in use, the Unit Owner shall employ a High Visibility Cable Guard/Cable Ramp where the cord passes over a sidewalk to enhance visibility and minimize the risk of tripping.

G. Only the installing Unit Owner may utilize the EV Charging Station.

H. When not in use, the charging cord must be stored in the location and in the manner approved by the Council.

I. The Association shall not be responsible for any damage done to, nor any malfunction or misuse of, the EV Station and/or the charging cord.

## **III. Maintenance and Removal.**

J. The installing Unit Owner shall be responsible to maintain EV Station including its appearance and function.

K. The Association shall not provide any insurance for the EV Station.

L. If the EV Station ceases to function, is not properly maintained, or is abandoned, after reasonable written notice to the installing Unit Owner, the Association may remove the EV Station and assess all costs of such efforts to the Unit.

M. The installing Unit Owner must either remove the EV Station when the Unit is sold or inform the Unit purchaser of the responsibility to adhere to these Rules.

N. The EV Station and these Rules, as they may be amended from time-to-time, shall be identified on any Resale Certificate issued to the installing Unit Owner.

**IV. Compliance and Sanctions.**

O. Any owner violating any of the foregoing Rules shall be subject to a fine in the minimum amount of \$100 for each violation.

P. At Council's discretion, a daily fine may be imposed for any continuing violation.