

# Electric Vehicle Charging Station Guidelines

## Location, Installation and Maintenance

This document sets forth the Crown Colony Homeowner Association's policies for the location, installation and maintenance of electric vehicle charging stations, pursuant to Section 47451 of the California Civil Code and the Amended and Restated Declaration of Covenants, Conditions and Restrictions ("CC&Rs"). (1 Section 1353.9 becomes Section 4745 of the recodified Davis-Stirling Common Interest Development Act, effective January 1, 2014.)

### I. Electric Vehicle Charging Station Definition.

For the purposes of these Guidelines, the term "electric vehicle charging station" means a station that is designed in compliance with the California Building Standards Code and delivers electricity from a source outside an electric vehicle into one or more electric vehicles. This includes wall-mounted and free standing electric vehicle charging stations, as well as existing National Electrical Manufacturers Association standard alternating current power plugs, which are common wall sockets ("wall socket").

### II. Location of Installation.

Any electric vehicle charging station ("EVCS" or "station") must be installed in the unit owner's designated parking space, so long as doing so does not significantly increase the cost of the station or significantly decrease its efficiency or specified performance. A unit owner's designated space may include a parking space that is "exclusive use common area" or a parking space that is "exclusive use community facilities," as those terms are defined in the CC&Rs.

These Guidelines are implemented with the assumption that an EVCS can be installed in each unit owner's designated parking space and satisfy the cost and efficiency standards stated above. Accordingly, no portions of the common area (except that parking space designated to the unit owner) is available for the installation of a station. If a unit owner has a unique need for the common area placement of an EVCS (use of the unit owner's designated space to house another vehicle is not an acceptable need), that unit owner is encouraged to contact the Board of Directors.

No person is permitted to run electrical cords to or from vehicles parked in the unit owner's designated parking space in order to power such vehicles.

### III. Installation and Use Requirements.

Prior architectural approval is required for the installation and use of an EVCS. The Association shall have 60 days following its receipt of a completed application to approve or deny it, or thereafter the application shall be deemed approved by law. Only an owner may apply for and install an EVCS on behalf of a lessee. In the architectural approval process, the applying unit owner must agree in writing to all of the following requirements, as well as any additional requirements the Association may impose which in its discretion are reasonably related to use of the parking space, and thereafter comply with each of them:

1. That the EVCS will be installed by a licensed and insured contractor and will meet all applicable health and safety standards, building codes and other requirements imposed by state and local authorities, as well as all other applicable zoning, land use or other ordinances, or land use permits.
2. That within 14 days following approval, the unit owner will provide a certificate of insurance that names the Association as an additional insured under the unit owner's insurance policy in the amount set forth in paragraph 5.
3. That the unit owner will be responsible for disclosing to prospective buyers the existence of the unit owner's EVCS and the related responsibilities of the unit owner and of successive unit owners.

4. That the unit owner and each successive unit owner will be responsible for the cost of damage to the EVCS, the common area, or to units resulting from the installation, maintenance, repair, removal, or replacement of the station, and for the costs to restore the parking space or other common area after removal.

5. That the unit owner and each successive unit owner of the EVCS will, at all times, maintain a homeowner liability coverage policy in the amount of One Million Dollars (\$1,000,000.00) and shall name the Association as a named additional insured under the policy with a right to notice of cancellation.

6. That the unit owner and each successive unit owner of the EVCS shall be responsible for the cost of electricity associated with the EVCS, as well as the cost to install a separately-metered electrical line to the EVCS or to otherwise make arrangements with the Association for reasonable reimbursement of common area electricity use costs.

#### IV. Maintenance.

Unit owners are responsible, at their sole expense, for the maintenance and repair of any EVCS they install or which was installed by their predecessor in interest. If it is determined that the station creates or is reasonably likely to create a safety hazard, the cost of removing, and if applicable, replacing the station is the responsibility of the unit owner.

Should a unit owner fail to remove the EVCS upon the Association's request, the Association may, to the extent and in the manner permitted in the governing documents, enter the unit owner's designate parking space and remove the station. The Association shall not be responsible for any damage to the station or for the unit owner's cost of charging an electric vehicle from alternative sources. The unit owner shall be responsible for any expenses the Association incurs in removing the station, including but not limited to the Association's legal fees and costs, and the Association may recover such expenses in any manner allowed by law or the governing documents, including as a reimbursement assessment. If the Association must remove the station, the Association is not responsible for replacing it.

#### V. Recording.

The Association will require, as a condition precedent to installation of an EVCS, that each unit owner who installs an EVCS record a covenant in the unit owner's chain of title giving record notice of the installation, use, and maintenance requirements set forth in these Guidelines in a form to be provided by the Association.

#### VI. Enforcement.

These Guidelines apply to any unit owner who installs, maintains or uses an EVCS and to all subsequent purchasers of the owner's unit for as long as the EVCS remains. Failure to comply with the requirements set forth in these Guidelines may result in legal action and/or disciplinary action including loss of good standing, suspension of other rights, and/or monetary penalties.