

INSTALLATION OF ELECTRIC VEHICLE CHARGING STATIONS IN LYCA UNITS

Ownership of Electric Vehicles (EV) and Hybrid Electric Vehicles (HEV) is becoming more common. To support use of those vehicles, home recharging stations are being installed in individual garages. It is the intention of Landmark Yorktown Community Association (Association) to ensure that if EV/HEV charging facilities are installed within units of the Association, they are done so with proper Architectural Review, are installed safely and in full compliance with the Uniform Building Code, manufacturers' specifications, and all other applicable regulations. LYCA Units that have installed charging stations prior to this rule shall submit an Architectural Application to the Board for approval.

All installations of EV/HEV charging facilities shall comply with the following requirements:

1. A LYCA Architectural Application (AA) must be submitted to the Architectural Committee, by the Owner of the Unit, for consideration prior to any work or modifications being made to a unit. If approved, a Notice of Completion shall be submitted to the Association within seven (7) day of completion. Review of the AA may take up to thirty (30) days.
2. An applicable City of Huntington Beach (City) Building Permit must be secured by the Owner of the Unit prior to any work being performed or modifications being made to a unit.
3. All electrical work shall be performed by an Electrical Contractor (C-10) licensed by the State of California. All work must be inspected, and the Building Permit signed off prior to operation of the charging facility. All permit requirements must be completed by the Owner. Copies of all permits and related documents shall be provided to the Association upon completion of the project.
4. If the Unit's electrical panel is required to be upgraded, it shall be upgraded as directed by the City Building Department, at the sole cost of the Owner, and shall meet current Building Code requirements.
5. Charging unit shall be UL listed and must be listed by the manufacturer as compatible with the make and model of car to be charged.
6. Installation, maintenance, repair, replacement, electricity and insurance costs are the responsibility of the Owner. Owner's insurance may not cover an accident involving the charging station. Additional coverage, listing the Association as additionally insured, may be required. The Association's insurance will not cover the charging unit or any damage to Association property that results from the installation or use of an EV/HEV charging unit. The unit is considered an appliance.
7. When the Unit is sold, the responsibility of #6 above shall be transferred to the new Owner, with written documentation provided to the Association at close of escrow. Failure to provide documentation may result in Association requiring removal of the charging system.
8. The greatest danger is from fire and heat generated from the batteries during charging. It is therefore advisable to recharge the car while in the driveway for safety.
9. Charging cable shall be maintained in good repair and replaced immediately should it become damaged or worn.
10. The charging unit and the surrounding area shall always be kept free and clear of obstructions and flammable material.