

One Clubhouse Lane South (OCHLS) HOA Design Guidelines for Installation of Electric Vehicle Charging Stations

Purpose

This policy establishes guidelines for the installation of electric vehicle (EV) charging stations on property within the community, in accordance with RCW 64.38.062 and consistent with the aesthetic standards of the OCHLS neighborhood.

Policy Statement

Homeowners are permitted to install EV charging stations on their property, provided the installation complies with applicable laws, safety standards, and community design principles.

Design Requirements

1. Location and Visibility

- Charging stations must be installed within the homeowner's exclusive-use area, and either 1) inside the garage, or 2) on the side of the house, preferably near the existing utility meters. Installations on the front of the property, in the driveways or on exterior trim of garage doors are NOT permitted.
- Exterior installations must be positioned to minimize visibility from the street and neighboring properties. Use of screening or landscaping may be required to preserve visual harmony.

2. Design and Materials

- Equipment must be professionally manufactured and installed.
- Exposed conduit, wiring, or mounting hardware must be concealed or painted to match the surrounding structure.
- No signage or branding may be displayed on the charger or installation site.

3. Approval Process

- Homeowners must submit a written, completed Architectural Review Committee (ARC) form to the OCHLS HOA board including:
 - Site plan and location details
 - Equipment specifications
 - Installation contractor credentials
- The board will respond within 30 days, as required by RCW 64.38.062, and may not unreasonably deny approval.

4. Compliance and Liability

- Installations must comply with all applicable building codes, fire standards, and utility regulations. All applicable City of Mukilteo, State of Washington, or Snohomish County Electrical and Building permits must be obtained before work begins on the installation of the EV charging station.

- Homeowners are responsible for all costs associated with installation, maintenance, and removal.

- The OCHLS HOA is not liable for any damage or injury resulting from the charging station.

5. Maintenance and Removal

- Charging stations must be maintained in good working order and appearance.

- Upon sale of the property or discontinuation of use, the homeowner must remove the station and restore the area to its original condition unless the new owner assumes responsibility.

6. Renters

- A tenant of a home within the OCHLS development must have written approval from the homeowner before installing an EV charging station. The approval letter must be included in the OCHLS HOA Architectural Review Application.

Enforcement

Non-compliance with this policy may result in fines or removal orders and ultimately, liens against the property.