Electric Vehicle Charging Station Policy

Ledgewood Hills Condominium Association

Electric Vehicle Charging Station (EVCS): a device that is used to provide electricity to a plug-in electric vehicle or plug-in hybrid vehicle. The station is designed to ensure that a safe connection has been made between the electric meter and the vehicle and is able to communicate with the vehicle’s control station so that electricity flows at an appropriate voltage and current level. It may be wall-mounted or pedestal style and may provide multiple cords to connect with electric vehicles. The station must be certified by Underwriters Laboratories or an equivalent certification and must comply with the current version of article 625 of the national electrical code.

Association declaration, bylaws and regulations; and NH Chapter 356-B Condominium Act take precedence over anything that follows.

Owners of electric vehicles who do not follow this policy become liable for all issues that arise from the charging of their electric vehicle on Ledgewood Hills property.

A Unit Owner must be in good-standing with the Condominium in order to receive permission for installation of the EVCS. Good-standing requires the unit owner to be fully current on common expense payments and to have no outstanding rules violations which have not been corrected or abated.

**Statement of Policy**

* A unit owner must submit an application and receive written approval from the Board of Directors prior to installing a EVCS on common area inclusive of limited common area. Limited Common area includes an assigned garage parking space.
* Installation is subject to the following provisions:
  + If installed in a midrise unit, the EVCS must be installed in the owner’s unit assigned garage parking place which is the “limited common area appurtenant to a unit” (Ledgewood Bylaws 1.4.6). If the midrise owner wants to change their parking space and another owner within the same midrise agrees, there must be a signed contract between the two owners including a statement that the either owner has the right to request the return of their original parking space.
  + Use is for personal, noncommercial vehicle
  + The unit owner will submit a request for architectural review of the fixture and the place of installation.

Request to the Board: The unit owner must provide the following:

* + Completed Application (supplied by management) along with a $200.00 non-refundable fee.
  + Evidence from utility company that the EVCS will be on a separately metered account payable by the unit owner
  + Name and contact information of licensed and sufficiently insured electrical contractor familiar with installation and code requirements of EVCS who will do the installation
  + Obtain the opinion of a licensed electrician that electric service to the building can handle the additional electrical draw without affecting any other owners
  + Verification the EVCS shall meet and be subject to all applicable permits, codes, requirements, etc.

Owner’s Agreement to Follow EVCS Policy. After approval but prior to installation commencing, the owner and board must sign a license agreement which covers, among other things, the following:

* The owner will be responsible for all costs associated with the EVCS:
* Installation, maintenance, repair, replacement;
* Electricity;
* Permits;
* Legal fees and costs incurred by the Association;
* Damage caused to common areas;
* Removal for maintenance of common areas;
* Hazard and liability insurance of not less than $1,000,000;
  + Association named as an additional insured on the policy
  + Reimburse association for actual cost of increased insurance premium amount attributable to EVCS
  + Certificate of insurance provided to Association within 14 days of consent for installation
* Removal of the EVCS if no longer needed and restoration of the property to the same or better condition in which it existed prior to the EVCS installation
* In addition, the Owner agrees to:
  + Comply with all applicable building code requirements and recognized safety standards regarding EVCS.
  + Indemnify and defend the Association from any liability or damages it incurs in connection with the EVCS.
  + Disclose to a prospective buyer of the unit of the existence of the charging station and the related responsibilities of the unit owner under this section.
* EVCSs installed under this section is deemed to be the personal property of the owner of the unit with which the charging station is associated and report the installation to personal property insurance carrier as an improvement; **and**
* The unit owner must remove the charging station and restore the premises to the condition before installation of the charging station before the unit owner may transfer ownership of the unit, unless the prospective buyer of the unit accepts ownership and all rights and responsibilities that apply to the charging station under this section.

Acknowledgement:

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, acknowledge receipt of the Ledgewood Hills Condominium Association’s policy concerning Electric Vehicle Charging Stations.

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