

GARDENS ON GLENWOOD CONDOMINIUM
OWNERS' ASSOCIATION, INC.

RESOLUTION #20

TO ESTABLISH RULES FOR THE INSTALLATION AND USE OF INDIVIDUAL
ELECTRIC VEHICLE CHARGING STATIONS IN BUILDING GARAGES

The undersigned, representing the Board of Directors of The Gardens on Glenwood Condominium Owners' Association, Inc. (the "Association" or "the HOA"), hereby adopts the following resolution which was approved by the Board of Directors (the "Board") at a regularly called meeting of the Board.

WHEREAS, the Board is given the responsibility and authority to manage the buildings of the Association and to provide for the safety of residents; and

WHEREAS, the Board recognizes that, in the coming years, electric-powered vehicles will increasingly be used for personal transportation by residents of The Gardens and that facilities for the safe and efficient recharging of such vehicles need to be installed; and

WHEREAS, the Board is desirous of facilitating the safe installation and use of individual charging stations to assist owners and to help maintain The Gardens as an attractive living alternative for potential future owners; and

WHEREAS, the Board has received a report from a professional engineering firm (i) indicating that there is sufficient power supply in individual buildings to allow for vehicle charging stations and (ii) providing the conditions under which such stations should be installed; and

WHEREAS, based on the engineer's report and its own investigations, the Board has concluded that it is safe to install and use electric car charging stations in the garages of The Gardens and that a reasonable process can be established for such stations.

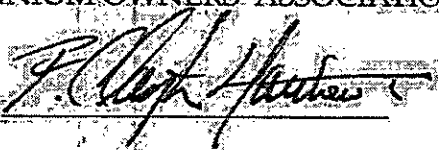
NOW, THEREFORE, BE IT RESOLVED, that the Board adopts the following Resolution to control the installation and use of electric vehicle charging stations at The Gardens on Glenwood:

1. Each unit at The Gardens is allowed to install and use one (1) electric vehicle charging station at one of its parking spaces in building garages. Only one charging station per unit is permitted. Installation and use of the stations must be strictly in accordance with this resolution and any further restrictions the Board may impose in the future.
2. All costs related to a charging station, including permitting, construction, and usage, are the responsibility of, and shall be paid by, the homeowner who installs the charging equipment.

4. The owner of a charging station shall indemnify and hold harmless the HOA for any claims of damage, injury, loss of use, etc. resulting from the installation or use of said charging station.
5. The attached addendum, which forms an integral part of this resolution, outlines the detailed rules to be followed by any owner at The Gardens wishing to install and use an electric vehicle charging station. No exceptions to these rules are allowed except with the written approval of the Board of Directors.
6. Should an owner of a charging station sell his/her residential unit at The Gardens, the ownership of the charging station may be transferred in the sale. Should ownership of the charging unit not transfer in the sale, the owner will be responsible for removal of the charging station and all its ancillary parts (e.g., cabling) at his/her expense.

Effective this 19th day of January, 2023.

GARDENS ON GLENWOOD CONDOMINIUM OWNERS' ASSOCIATION, INC.

President: 

Secretary: 

ADDENDUM

RULES FOR INSTALLATION AND USE OF ELECTRIC VEHICLE (EV) CHARGING STATIONS

1. Any homeowner wishing to install a charging station must complete and submit the Request for Installation of Electric Vehicle (EV) Personal Station form. This form must be approved by the Board before any work can begin. The form is located on the Gardens on Glenwood "Nabr" website, under For Residents / Online Forms.
2. Each homeowner wishing to install a charging station must pay a \$2,000 fee to obtain access to the Drawings and Specifications necessary which regulate installation of the charging station. The fee will be charged to the homeowner(s) account when the request form has been received by the property manager. These Drawings and Specifications must be followed for the installation; however, **any deviation of the approved Drawings and Specification will require a submittal**. Submittals are required for the architect and engineer to verify that the correct products will be installed on the project. Any fees or charges for the submittal will be the responsibility of homeowner(s).
3. The homeowner is responsible for ensuring that the contractor(s) has clear access to the parking slip where the charging station will be installed. In addition, the homeowner must liaise and cooperate with other residents to ensure that their vehicles in adjacent parking spaces are moved to give clear access for installation. Vehicles that are to be removed from the garage must be removed before 8:00am and returned after 5:30pm daily until installation has been completed.
4. Since this work will be a modification in HOA common area, the installation of charging stations at the Gardens must be by a licensed electrical engineering contractor that is approved by the Board.
5. Only the following two (2) charging stations have been approved for use at The Gardens:
 - a. ChargePoint CPF 24 (Level 2) Charging Station
 - b. JuiceBox 40 Smart EV (Level 2) Charging Station
6. The homeowner is responsible for obtaining all necessary city and/or county approvals and permits, ensuring that all inspection(s) are completed and documented, and paying all fees required by local/county/state authorities. **Copies of the inspection(s) must be provided to the Board upon completion of the installation.**
7. If it is necessary to place the sprinkler system is on "test," the homeowner installing the station must ensure that the contractor has assigned someone to be on fire watch for the duration of the test when the building is not monitored.
8. Homeowner(s) installing and using a charging station assume all risk of damage to persons or property caused by the homeowner, his contractors, subcontractors and/or their agents, employees, and equipment in connection with the installation and use of the

station. The Homeowner shall be responsible for the cost of repairing all such damage or injury.

9. No work may start until a meeting has taken place with the homeowner(s), Contractor(s), CAS Community Property Manager and Board member(s) for the purpose of reviewing all processes and procedures for the installation and use of a charging station.
10. The homeowner is responsible for always maintaining the charging station in up-to-date and safe working condition.
11. The homeowner shall keep all charging cables and any other equipment associated with the charger properly stored and out of the way of other homeowners and tenants. The homeowner will take all steps necessary to minimize any hazards associated with the use of the charging station.