

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

1. Any homeowner(s) wishing to install a charging station must complete and submit the Request for Installation of Electric Vehicle (EV) 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(s) wishing to install a charging station must pay a \$2,000 EV fee for the installation an Electrical Vehicle Charging Station. This fee will reimburse the HOA for expenses incurred for the Electrical Load Capacity Monitoring Study, the Charging Station Installation Drawing Specifications and the FEMA Floodplain Elevation Survey. The fee will be charged to the Homeowner(s) account when the Request for Installation of Electric Vehicle (EV) Station form is submitted.
3. The Drawings and Specification must be following 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 the homeowner(s).
4. 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.
5. The homeowner(s) is responsible for ensuring the Contractor has clear access to the parking slip where the EV device will be installed. To give clear access for installation, other resident's vehicles may have to be moved. 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. **The homeowner(s) will be responsible for making sure that other resident's vehicles are removed.**
6. Installation and construction activities are allowed only between the hours of 8:00am and 5:30pm, Monday through Friday. Work on Saturdays may be allowed with prior approval by the Board on the condition that residents are not disturbed by noisy activities. The Board and building residents must be notified in advance of any variation from the days and times permitted herein.
7. 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.

8. 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
9. The homeowner(s) is responsible for obtaining all necessary city and/or county approvals, obtain all permits, inspection(s) and pay fees required by the city and/or county for the installation work. **Copies of the inspection(s) must be provided to the Board upon completion of installation.** The Contractor will be able to complete this requirement.
10. If it is necessary to place the sprinkler system is on "test", the homeowner(s) 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.
11. Homeowner(s) installing and using a charging station assume all risk of damage to persons or property caused by the homeowner(s), his contractors, subcontractors and/or their agents, employees and equipment in connection with the installation and use of the station. The Homeowner(s) shall be responsible for the cost of repairing all such damage or injury.
12. The homeowner(s) is responsible for maintaining the charging station in up-to-date and safe working condition at all times.
13. The homeowner(s) shall keep all charging cables and any other equipment associated with the charger properly stored and out of the way of other homeowner(s) and tenants. The homeowner(s) will take all steps necessary to minimize any hazards associated with the use of the charging station.