

## **Policy Regarding Electric Vehicle Charging**

1. The Association shall specifically allow a Unit Owner to install an electric vehicle charging system for the Owner's use in the Owner's Limited Common Element at the Owner's expense and in strict compliance with this Rule.

2. Prior to any disturbance of the Common elements, the Unit Owner shall submit written plans and specifications for the charging system to the Association for reasonable review of aesthetic, architectural, and safety considerations, as a condition to Association consent to the installation. Any unauthorized installation shall be subject to immediate removal by the Unit Owner or the Association, at the expense of the Unit Owner, which expense shall be an assessment to be paid by the Unit Owner and shall be collectible by the Association in accordance with the Association's governing documents.

3. In the required plans and specifications, the Unit Owner shall show full compliance with the applicable Building Code and all recognized safety standards.

4. The Unit Owner shall agree in writing to:
- comply with any Association design specifications for installation of the system;
  - engage the services of a duly licensed and registered electrical contractor familiar with the installation and code requirement of an electrical charging system;
  - bear the expense of installation, including costs to restore any Common Elements disturbed in the process of installing and removing the system; and
  - provide a certificate of insurance naming the Association as an additional insured on the Unit Owner's insurance policy for any claim related to the installation, maintenance, or use of the system or, if the system is located on a Common Element, reimbursement to the Association for the actual cost of any increased insurance premium amount attributable to the system. The Unit Owner must reimburse the Association within 14 days after invoice from the Association for any Association's increased insurance premium amount attributable to the system.

5. The Unit Owner must provide the certificate of insurance under the above subsection of this Rule to the Association within 14 days after Association consent for the installation. The Unit Owner's failure to provide a certificate of insurance or reimburse the Association as provided in this Rule on electric vehicle charging shall result in the immediate revocation of the Association's consent for installation without notice. The Unit Owner must remove the system and any improvements related to the system installation. If the unit Owner does not promptly remove, then the Association may remove the system and improvements at the Unit Owner's cost. The Unit Owner must pay the Association for all of its costs related to the removal in the same fashion and with the same Association remedies as for periodic assessments.

6. If the Association consents to a Unit Owner's installation of an electric vehicle charging system on a Limited Common Element, including a parking space, carport, or garage stall, then, unless otherwise specified in a written contract or in the Association's governing documents:

(a) the Unit Owner, and each successive Unit Owner with exclusive rights to the Limited Common Element where the charging system is installed, is responsible for any costs for damages to the system, and other Limited Common Element or General Common Element of the Common Interest Community, and any adjacent Units, garage stalls, carports, or parking spaces that arise or result from the installation, maintenance, repair, removal or replacement of the system;

(b) each successive Unit Owner with exclusive rights to the Limited Common Element shall assume responsibility for the repair, maintenance, removal, and replacement the charging system until the system has been removed;

(c) the Unit Owner and each successive Unit Owner with the exclusive rights to the Limited Common Element shall at all times have and maintain an insurance policy covering the obligations of the Unit Owner under this subsection of the Rule on electric vehicle charging, is subject to all the obligations specified under the above subsections on insurance, and shall name the Association as an additional insured under the Unit Owner's policy; and

(d) the Unit Owner and each successive Unit Owner with exclusive rights to the Limited Common Element is responsible for removing the system if reasonably necessary or convenient for the Association's repair, maintenance, or replacement of the Limited Common Elements or General Common Elements of the Common Interest Community.

7. The charging system installed at the Unit Owner's cost is the property of the Unit Owner. Upon the sale of the Unit, if the charging system is removable, the Unit Owner may either remove it or sell it the buyer of the Unit or the Association for an agreed price. Nothing in this Rule requires the buyer of the Unit or the Association to purchase the charging system.

Upon due consideration by the Board of Directors of Innsbruck in Aurora Townhouse Association this Rule was adopted by a majority of a quorum of the Board on November 13, 2013.

  
Secretary