



ELECTRIC VEHICLE CHARGING STATION RULES

An “electric vehicle charging station” means a station or device that delivers electricity from an Owner’s electric meter to the Owner’s assigned parking space and is used to charge an electric vehicle (the “Charging Station”).

- a) Charging Stations shall be installed in the garage or carport assigned to the Owner.**
- b) All costs to supply electricity to or to otherwise power the Charging Station shall be the responsibility of the Owner.**
- c) Owner is responsible for installing any sub-electrical panels, circuit breakers, conduit, wiring and other components (collectively, “Components”) necessary to supply the Charging Station.**
- e) All Charging Stations must be installed in accordance with applicable building, fire, electrical, plumbing and related building codes and any other applicable governmental requirements. The Owner shall obtain all required governmental permits and approvals prior to installation.**
- f) Detailed and written plans showing the precise location where the Owner proposes to install the Charging Station, along with the precise locations, materials and colors of all wires, conduits, submeters, electrical boxes and all other components of the Charging Station, shall be submitted with the architectural application. The plans must include elevations calling out specific paths of travel for all wiring in the Common Area and locations of building penetrations, if any. No work shall be commenced until the Association issues final written approval of the plans (the “Approval”). If a complete application is not denied in writing in 30 days from the date of receipt, the application shall be deemed approved unless the delay is the result of a reasonable request for additional information.**
- g) A specification sheet and/or brochure for the proposed Charging Station and Components must be submitted with the application. This information shall include the proposed dimensions, materials and color of the Charging Station.**

GENERAL RULES

- 1. All exterior conduits must be installed out of sight as much as possible and shall be painted to match the color(s) of the surface in which conduit is adjacent. The electrical/power boxes and alterations to the Owner's existing electrical/power boxes and any other exterior system components (excluding the Charging Station) must also be concealed or blend with the structure.**
- 2. The Charging Station shall otherwise comply with the Association's architectural rules and restrictions.**
- 3. The Charging Station shall be installed by a licensed and insured contractor qualified in the installation and maintenance of Charging Stations.**
- 4. The Owner shall be responsible for the costs of any damage to the Charging Station including the Owner's parking space, Common Area affected by Charging Station and any other Unit resulting from the installation, maintenance, repair, removal or replacement of the Charging Station and/or any Components.**
- 5. The Owner shall be solely responsible for the cost of maintenance, repair and replacement of the Charging System, as well as the cost of restoring the Common Area, Owner's Unit, and any other Unit, if the Charging Station and/or any Components are removed for any reason.**
- 6. In the event that the Association must conduct maintenance or replacement or other work near or around the Charging System, Owner shall remove the Charging Station and/or its Components, as needed, to allow the Association to conduct maintenance, repair or replacement. The Owner shall be responsible for all costs associated with the removal and reinstallation of the Charging Station and/or Components. In the event of Owner refusal, the Association may do so and then charge all associated costs back to the Owner as a Reimbursement Assessment, including costs of reinstallation. Any temporarily removed Charging Stations and/or Components must be stored within the Owner's Unit or otherwise out of sight.**
- 7. Upon permanent removal of the Charging Station or any of the Components, the Owner shall be financially responsible for the Association's restoration of any portion of the Common Area to a condition substantially identical in material, appearance and condition to the respective property**

that is being restored. Owner shall be fully responsible for the complete restoration.

8. The Association or the Association's agent(s) retains the right but not the duty to inspect the work of the Charging Station and any of its Components while in progress and after completion to confirm that the work is performed properly and in accordance with the requirements of these EVCS Rules. The Approval may require the Owner to take appropriate corrective steps to bring the work into compliance. If no response from the Owner is received by the Association within the time set forth in the Notice, the Association reserves the right to remove the non-compliant Charging Stations and its Components.

9. The Association shall not be responsible for any losses or liabilities related to or resulting from an Owner's Charging System, including but not limited to (a) any damage caused to the Charging System, (b) replacement of the Charging System, (c) loss of electricity or charging benefits, (d) any injury caused by the Charging System.

IMPORTANT

PLEASE FILL OUT FOLLOWING PAGE WITH DETAILED PLANS. RETURN TO NORTHRIDGE PARK H.O.A. BY: DROPPING IT IN THE LODGE'S MAILBOX ON-SITE

OR

MAILING TO 5201 PRIMROSE DR. FAIR OAKS, CA 95628

If a complete application is not denied in writing in 30 days from the date of receipt, the application shall be deemed approved unless the delay is the result of a reasonable request for additional information. Otherwise a member of our EV Committee should be in touch during that time period.

***FOR ANY QUESTIONS, PLEASE CALL OR EMAIL
OUR PROPERTY MANAGER***

- THANK YOU -

EV CERTIFICATE OF ADOPTION AND PROPOSAL FORM

As a Homeowner at Northridge Park, I have read, understood and will follow exactly all EVCS Rules and Procedures with the installation of a Charging System and all necessary Components. I have also a COPY of attached detailed plans otherwise I know my application won't be complete.

Signed _____

Printed Name _____

Date _____

Unit # _____ **Garage or Carport? (circle one)**
or off site address _____

Daytime Phone # _____

Evening Phone # _____

Email address _____

Electric Vehicle Make and Year _____

Electric Vehicle Model _____



**PLEASE DROP THIS PAGE ONLY INTO *THE LODGE'S MAILBOX*
(left of front doors) OR MAIL TO THIS ADDRESS:
NORTHRIDE PARK H.O.A. 5201 PRIMROSE DRIVE, FAIR OAKS, CA 95628**

+++++++ FOR NORTHRIDGE PARK EV COMMITTEE ONLY ++++++++
(CIRCLE ONE) APPROVED or NOT APPROVED DATE _____
NOTES OR REASON(S) NOT APPROVED:

NORTHRIDGE PARK EV COMMITTEE's Checklist

Date Received _____

Detailed Plans Submitted _____

Industry Licensed Installer _____

Date for Installation Set _____

Owner Notified _____

EV Committee Inspected _____

EV Committee Approved _____