

Donner Crest Electric Vehicle Charging Policy

In order to accommodate the use of electric vehicles (EVs) at Donner Crest Condominiums, the HOA has adopted the following policy as of 06/17/22:

1. The HOA will provide power to a distribution panel located in each garage, and to each south wall parking space for which the owner requests power. Chargers will not be installed on the north walls due to difficulty and weather conditions.
2. A homeowner wanting to install and use an EV charger must submit an application in order to obtain permission from the HOA Board. In addition the homeowner will:
 - a. Pay to the HOA a \$1500 access fee for connecting to the distribution panel and getting power to the parking space.
 - b. Install only an HOA-approved charging station.
 - c. Pay for the charger and its installation.
 - d. Subscribe to the HOA's power management software service.
3. The homeowner will be responsible for paying the monthly software service charge and for all electrical power usage through their software subscription. Each time a user plugs their charging system in and charges their car, a charge for electricity used will be made to their credit card or charging account.
4. Only Level 2 network capable charging systems approved by the HOA Board will be allowed at Donner Crest. Level 1 and Direct Current (DC) chargers cannot be installed or used. Management will provide homeowners with a list of approved charging systems.
5. All EV infrastructure and charging equipment will be installed by an HOA approved, licensed electrician with proof of workman's comp insurance and bonding. Proof of qualifications must be presented to the HOA before any work begins. If requested, the Board will provide names of approved licensed electricians.
6. The Donner Crest Homeowners Association will set resident usage fees and collect revenue through our charging network management company.
7. If a charging station is shared with another homeowner, each user will use an RFID card associated with their account at the shared station to identify the user for billing purposes.
8. Charging stations and accessories must be NEMA 4 rated, so they will be able to withstand extreme temperatures.
9. To maintain tidiness and safety in the garages, cable hanging brackets will be required for all charging stations.
10. The maximum allowable amount of output current will be supplied by the power management system in the order of connection of the EVs.
11. If a homeowner or renter installs or uses a charger that is not approved or not connected to the HOA's charging management software, the homeowner or renter will be fined not less than \$500 and will be required to remove the unauthorized equipment. If the owner of such charger does not remove it when so ordered, the HOA may remove it at the owner's expense.
12. An owner who sells a unit can take their charging station if they do not wish to make it part of the sale. However, since the charger will be hardwired, the owner will be required to hire a licensed, approved electrician to disconnect the charger. The owner must also restore the area

where the charger was attached to its original condition, including filling holes and painting. The network access point, conduit, and wiring from the electrical panel may not be removed.

13. A new owner who wishes to install or use an existing electric charger must make application to, and have the application approved by, the HOA Board and must agree to the terms of the EV Charging Policy.

14. This policy may be modified and updated at the discretion of the HOA Board as circumstances change.

I/we have read and agree to the terms and conditions of the Donner Crest Electric Vehicle Charging Policy. Date _____
