

CANYON HILLS CONDOMINIUM ASSOCIATION

Managed by Optimum Professional Property Management, Inc.

"Making a Difference...TOGETHER"

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GARAGE ELECTRICITY USAGE RULES

AND

ELECTRIC VEHICLE CHARGING STATION POLICY

(Effective: September 22, 2021)

GARAGE ELECTRICITY USAGE

1. The Association's electrical system cannot currently support heavy electricity usage in the garages. As a result of heavy electricity usage by Owners/residents (e.g., usage other than opening/closing the garage doors), the Association's circuit breakers have been repeatedly tripped and have disabled all of the garages in the respective garage structure. Not only does this interfere with other Owners/residents' general usage of their garages, but it could also have a serious impact on Owners/residents who need access to their vehicles in order to obtain emergency medical attention. Since the Association also bears the electricity costs for the garages, Owners/residents are not permitted to charge EVs using portable chargers, are not permitted to plug in appliances (e.g., refrigerators), are not permitted to plug in large power tools such as drill press, table saw, and the like, in the garages. If the Association determines that an Owner/resident has engaged in such usage, the Owner will be fined as set forth in the Fine Schedule. In addition, the costs for the electricity attributable to the usage, as determined by the Association, will be assessed against the Owner as a monthly assessment following notice and an opportunity to be heard.

ELECTRIC VEHICLE CHARGING STATION POLICY

1. Owners/residents who have an Electric Vehicle ("EV") which is registered to the Owner/resident at the address in the Association may install an Electric Vehicle Charging Station ("EVCS") in their assigned garage only.

2. "**Electric Vehicle**" includes electric vehicles and hybrid electric vehicles. "**Electric Vehicle Charging Station**" means a station that is designed in compliance with the California Building Standards Code and delivers electricity from a source outside an Electric Vehicle to one or more Electric Vehicles. For purposes of these Rules, "Electric Vehicle Charging Station" also includes any EV-dedicated TOU (time of use) meter. These Rules are applicable to the applying Owner and each successive Owner of the Unit.

3. Installation of the EVCS must comply with the Association's CC&Rs and the Association's architectural standards.

4. The Owner of the Unit must apply for and obtain architectural approval from the Association prior to installing an EVCS. The application must include a copy of these Electric Vehicle Charging

Station Rules signed by the Owner to signify his/her/their agreement to comply with the Rules, as well as the following:

- a. Detailed construction plans, site plans and electrical plans and specifications for all equipment to be installed;
- b. All required permits, including but not limited to an electrical permit from the City of Orange; and
- c. Proof that the Electrical Contractor ("**Contractor**") to perform the work is licensed and insured. Contractor shall carry and maintain in effect during the time of installation, maintenance, and repair of the EVCS a comprehensive general liability insurance, products liability and completed operations coverage sufficient to protect the Association and Management against liability that contractor may incur on account of bodily injury or death to one person in the amount of not less than One Million Dollars (\$1,000,000.00) and on account of bodily injury or death of more than one person in an amount of not less than Two Million Dollars (\$2,000,000.00). The General liability policy shall be on an occurrence basis. Contractor shall also carry completed operations and product liability coverage of not less than Two Million Dollars (\$2,000,000.00) for a period of at least five (5) years. Contractor shall further carry Workers Compensation insurance and Employer's Liability Insurance covering all employees of the Contractor, limits of which shall not be less than \$250,000.00 for each occurrence and \$1,000,000.00 in the aggregate. Such proof should include a copy of a current C-10 (Electrical Contractor) license issued by the State of California, a copy of the declarations page from the Contractor's current policy of insurance setting forth the above limits, and a Specific Endorsement naming the Association and Management as additional insureds under the Contractor's insurance policy

5. As a condition of approval of the application, the Owner must enter into a Covenant ("**Covenant**") with the Association which will be recorded with the Orange County Recorder. The covenant will be binding upon the Owner and each successive Owners and will address the Owner's and each successive Owners' responsibilities regarding the EVCS. The application shall be submitted with a \$1,000.00 deposit to cover the legal fees and other costs for preparing and recording the Covenant. Any unused funds will be returned to the Owner within 30 days of confirmation that the Covenant is recorded.

6. Installation and maintenance of the EVCS and components must be performed by a licensed and insured Electrical Contractor.

7. The Owner and each successive owner of the EVCS are responsible for the cost of maintenance, repair, and replacement of the EVCS until it has been removed and for the restoration of the Exclusive Use Common Area and Common Area after removal.

8. The Owner and each successive Owner of the EVCS are responsible for damage to the EVCS, Common Area, Exclusive Use Common Area or other Units resulting from the installation, maintenance, repair, removal, or replacement of the EVCS.

9. The Owner and each successive Owner of the EVCS shall, at all times, maintain a liability coverage policy. The Owner must name the Association as an additional insured on his/her/its/their

insurance policy that covers the EVCS, and must, within 14 days of approval of the architectural application, provide Association with a certificate of insurance. That Owner and each successor Owner shall provide the Association with the certificate of insurance annually thereafter.

10. Owner is required to connect the EVCS to the Owner's separate meter so that the Owner will be billed directly for the cost of the electricity. Proof that the EVCS is connected to the Owner's separate meter and billing account must be shown to the Association within fourteen (14) days of installation of the EVCS.

11. Owner and each successive Owner are responsible for payment of both the installation of and the electricity usage associated with the EVCS. Please note that the Owner is responsible for all costs associated with the installation of the EVCS, including any costs to ensure that the garage and the electrical system can support the EVCS.

12. Owner and each successive Owner must disclose to prospective buyers the existence of the EVCS and the prospective buyer's related responsibilities under these Rules.

13. The EVCS shall meet applicable health and safety standards and requirements imposed by the State and City, and all other applicable zoning, land use, or other ordinances, or land use permits.

14. Owners/residents may not extend charging cords or power plugs out of their garages to vehicles parked in the surrounding Common Area, including sidewalks or streets. Charging cords or power plugs may not extend across parking spots, sidewalks or streets, as this constitutes a nuisance, presents a potential trip and fall hazard, and presents a potential fire hazard.

15. If the Association determines that a charging cord or power plug has been extended from an Owner's garage to the Common Area, including sidewalks or streets, the Owner will be fined as set forth in the Association's Fine Schedule after notice and hearing, and other legal action may be taken against the Owner.

AS A CONDITION OF THE ASSOCIATION'S APPROVAL OF MY APPLICATION, I AGREE TO COMPLY WITH THESE RULES

DATE: _____

SIGNATURE

ADDRESS: _____