

ELECTRIC VEHICLE CHARGING AT SEA VIEW VILLAS

The following rules are binding for all homeowners who charge their electric vehicle (EV) at Sea View Villas. These policies apply both prospectively for any future EV Chargers and retrospectively for any EV Chargers currently installed (with or without past board approvals).

For clarification, these rules apply to all EV Charging insofar as the electricity is coming from a meter attached to Sea View Villas and any existing installations must abide by these rules.

- 1) Approval from board via submission of completed remodel request form
- 2) Obtain permit from city of Hermosa Beach. Even if the circuit that is used to charge the vehicle is existing, given the increased voltage and load, that circuit must be permitted for this usage by the city
- 3) Have installation done by licensed contractor or electrician
- 4) Have inspection done by city of Hermosa Beach
- 5) All installation costs to be paid by owner and all electricity used to be paid by owner and the charging circuit must be connected directly to the homeowner's panel and meter

Owner & each successive owner is responsible for all of the following:

- (A) Costs for damage to the common area, exclusive use common area, or separate interests resulting from the installation, maintenance, repair, removal, or replacement of the charging station.
- (B) Costs for the maintenance, repair, and replacement of the charging station until it has been removed and for the restoration of the common area after removal.
- (C) The cost of electricity associated with the charging station.
- (D) Disclosing to prospective buyers the existence of any charging station of the owner and the related responsibilities of the owner under this section.

Insurance

The owner of the charging station, whether located within a separate unit or within the common area or exclusive use common area, shall, at all times, maintain a liability coverage policy. A homeowner shall not be required to maintain a homeowner liability coverage policy for an existing National Electrical Manufacturers Association standard alternating current power plug.

The owner shall provide the association with the corresponding certificate of insurance within 14 days of approval of the application. That owner and each successor owner shall provide the association with the certificate of insurance annually thereafter.