

***APPROVED AMENDMENT TO
INVERNESS NORTH HOMEOWNERS' ASSOCIATION
ARCHITECTURAL AND ENVIRONMENTAL GUIDELINES
June 12, 2024***

ELECTRIC VEHICLE (EV) CHARGERS AND CHARGING STATIONS

Introduction. Maryland and Montgomery County laws and regulations about using and charging electrical vehicles changed in 2021 and 2024. These changes have resulted in changes to our community's guidelines for residents who choose to purchase an electric vehicle, including motor vehicles and electronic bicycles.

These new guidelines are especially important to residents who do not have garages where they can charge their vehicles. Now, residents of townhouses will be able to install charging stations near their own homes.

A. *GENERAL*

- (1) The owner first shall obtain ACC approval from the Association to install the electric vehicle charging station.
 - i. Installation of the charging station must be done by a licensed contractor.
 - ii. The installation of the electric vehicle charging station must comply with all (NEC) National Electric Code, State, and Local jurisdiction requirements for electrical, health, and safety codes and requirements.
 - iii. Only chargers that have been tested and certified by a nationally recognized testing laboratory may be used.
 - iv. The installation of an electric vehicle charging station for the exclusive use of an owner in a common area shall be authorized by the Association only if installation in the owner's designated parking space is impossible or unreasonably expensive.

In such cases, the Association shall enter into a license agreement, renewed annually, with the owner to use the space in a common area. The owner shall comply with all the requirements listed here.
 - v. Owners must make the installation of any charging unit neat and tidy and avoid creating an eyesore.
 - vi. Owners are required to maintain the charging base station and all cables, wires, conduits, accessories, etc., according to the manufacturer's recommendations.
 - vii. If the installation requires digging/crossing/or otherwise using any common property, the location/diameter/depth of disturbed common area must be outlined in the ACC application, showing depth and all installation details.

- viii. The installation must not unreasonably impede the normal use of an area outside the owners's parking space.
- ix. Prior to the installation of electric vehicle recharging equipment, residents must provide a certificate of insurance naming the Association as an additional insured.
- x. Insurance coverage shall be maintained so long as the electric vehicle recharging equipment and all appurtenances to the electric vehicle recharging equipment are installed.

(2) Any disturbances to the common area turf, concrete, asphalt, curb, etc., shall be restored to original condition after installation. Failure to do so during the entire life of the charging station will cause the non-renewal of the user agreement as outlined below. The ACC application must include:

- i. A statement that the owner will comply with all relevant building codes and safety standards to maintain resident safety.
- ii. A statement that the owner will comply with the Association's architectural standards.
- iii. A statement that the owner will pay for all electricity usage associated with the separately metered vehicle recharging equipment.
- iv. A copy of the appropriate and required electrical permit.
- v. The name of the contractor performing the installation and a copy of their electrical license.
- vi. A drawing showing the exact location of the charging unit in relation to the plat of the owner's home, including accurate measurements.
- vii. Upon installation's completion, a copy of the successful post-inspection by County inspectors and approval documentation must be promptly provided to the Association.
- viii. An accurate drawing showing placement of charging station and all cables/wires/conduits/ and accessories with the exact location of placement.
- ix. Any deviation from the original sketch/plan requires a new application submission to the ACC.
- x. The owners must pay for both all the costs associated with the installation and the electricity usage associated with the charging station.

(3) The owner and each successive owner of the charging station shall be responsible for all of the following:

- i. All costs for damage to the charging station, common area, exclusive use common area, or separate interests resulting from the installation, maintenance, repair, removal, or replacement of the charging station.

- ii. Costs for the maintenance, repair, and replacement of the charging station until it has been removed and for restoring the common area after removal.
- iii. The cost of electricity is associated with the charging station.
- iv. Disclosing to prospective buyers the existence of any charging station belonging to the owner and the related responsibilities of the owner that the new owner would be responsible for under this section.

(4) The owner of the charging station, whether located within a private property or the common area, shall, at all times, accept and be responsible for any liability associated with the station.

B. *REMEDIATION REQUIREMENTS*

- i. The Association requires that the equipment be permanently removed, and the location of the equipment restored to its original condition (or better) at the expense of the resident if:
 - a. The charging station does not comply with all (NEC) National Electric Code, State, and Local jurisdiction requirements for electrical, health, and safety codes and requirements.
 - b. The station is in violation of association architectural guidelines and/or requirements of any of the above items.
 - c. The charging station becomes obsolete or is not consistently maintained.
 - d. If the homeowner moves and the new owner does not desire to keep the charging station and take on the responsibility of the association guidelines and requirements.

C. *PROHIBITED CONDITIONS*

- i. The charging station does not comply with all (NEC) National Electric Code, State, and Local jurisdiction requirements for electrical, health, and safety codes and requirements.
- ii. Equipment is in disrepair, broken, rusted, or otherwise non-functioning.
- iii. Cords, cables, and accessories are not kept free of common area walkways, paths, etc. to prevent health and safety hazards. Cords, cables, and accessories are not kept wrapped on the charging station when not in use.
- iv. An applicant who willfully violates this section shall be liable to the Association or other party for actual damages and shall pay a civil penalty to the Association or other party to remove the charging station and restore any impacted areas from the installation to its original state.
- v. If The license agreement above, is not renewed by both parties, the remediation requirements will be enforced.