

Stony Ridge Condominium Association Policy Statement

Policy Number: SR22

Policy Title: Electric Car Charging Stations

Policy Adopted: March 2022

Policy Revised:

Policy Statement: The Board of Directors understands that some co-owners are interested in driving electric vehicles and that these vehicles will be charged and parked inside the co-owner's garage. In order to install a charging station in the Limited Common Element garage, the co-owner may need to run electrical cabling from the unit's electrical box, across the limits of ownership, into the Limited Common Element garage space. Accordingly, the Common Elements are potentially impacted and a written Modification Request should be required. The garage is a Limited Common Element and a co-owner may only modify the garage to accommodate an electric charging station by obtaining the prior written approval of a Modification Request from the Board of Directors.

Any co-owner interested in utilizing an electric vehicle and having a charging station in their garage must submit a written Modification Request to the Board of Directors. The Modification Request must identify the proposed hardware [specifications for the equipment that will be utilized, and the desired Level of Charging station], [there are Levels 1-3], and the licensed and insured electrical contractor that will be performing the work. The co-owner will be responsible for all local permits and the Board may inspect the electric charging station to confirm that it is safe and secure. As with all Modification Requests, the co-owner is solely responsible for the costs of any conversions and ensuring the safety of the station.

Please provide a copy of the electrical contractor's current license, and Certificate of Insurance showing the commercial liability policy and workers compensation coverage.

IMPORTANT NOTE: Co-owners must always submit a completed Alteration/Modification Request Form to our Management Company and receive approval by the Stony Ridge Board of Directors PRIOR to any work beginning on the project.

Modification forms are available online at our website: www.stonyridgecondos.net, at the top of the menu on the left side of the home page, under printable documents or by calling the Management Company.