

POLICY
OF PARKER HOMESTEAD HOMEOWNERS ASSOCIATION, INC.
REGARDING ELECTRIC CHARGING STATIONS

SUBJECT: Adoption of a Policy regarding the installation, maintenance and use of electric vehicle charging systems in Parker Homestead Homeowners Association, Inc. community ("Community").

PURPOSE: To provide notice of the Association's adoption of a Policy that clarifies an Owner's right to install an electronic vehicle charging system in the community, subject to the requirements herein, for his or her own use.

AUTHORITY: The Declaration, Bylaws, and Articles of Incorporation of the Association and Colorado Law.

**EFFECTIVE
DATE:**

3-6-2024

RECITALS

- A. The Association, acting through its Board of Directors, has an obligation to enforce the Association's governing documents and further the interest of the Owners.
- B. The Declaration of Covenants ("Declaration") provides that no Improvements shall be constructed, erected, placed, planted, applied, or installed upon any Lot unless the plans and specifications therefor shall have been first submitted to and approved in writing by the Architectural Review Committee ("ARC").
- C. Pursuant to C.R.S. 38-33.3-106.8, the Association shall not prohibit an Owner from using or installing, at the Owner's expense for the Owner's use, a Level 1 or Level 2 electric vehicle charging system within the boundaries of the Owner's Lot.
- D. The sole location in which an Owner may install a charging station is within an Owner's garage.

NOW, THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES:

1. **Definitions.** As used in this Policy the following terms are so defined:
 - (a) “Electrical Vehicle Charging System” or “EV Charging System” or “System” means a device that is:
 - (i) used to provide electricity to a plug-in electric vehicle or plug-in hybrid vehicle,
 - (ii) designed to ensure a safe connection has been made between the electric grid and the vehicle, and
 - (iii) able to communicate with the vehicle’s control system so that electricity flows at an appropriate voltage and current level.
 - (b) “Level 1” means an EV Charging System that provides charging through a one-hundred-twenty volt AC plug with a cord connector that meets the SAE international J1772 standard or a successor standard.
 - (c) “Level 2” means an EV Charging System that provides charging through a two-hundred-eight to two-hundred forty volt AC plug with a cord connector that meets the SAE international J1772 standard or a successor standard.

Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration or by Colorado law shall have the same meaning herein.

2. **Allowed Location for Installation of Charging Station.**
 - (a) The Association shall permit an Owner to install, at the Owner’s sole cost and expense, a Level 1 or Level 2 EV Charging System in an Owner’s garage; provided, however, that any such EV Charging System shall be subject to requirements set forth below.
 - (b) The Association shall not permit an Owner to install a Level 1 or Level 2 EV Charging System on the Owner’s driveway or any other exterior portion of the Owner’s Lot.
3. **Architectural Review Not Required.** As the EV Charging System shall be installed in the interior of the Owner’s Dwelling, ARC review and approval shall not be required.

4. **Unassigned General Common Element Park Spaces or Other Common Elements.** Nothing in this Policy shall be construed to allow an Owner to install an EV Charging System on any Common Element areas of the Association.
5. **Enforcement.** Any violation of this Policy is subject to the same enforcement remedies as violation of any other provision of the governing documents of the Association, including the levying of a fine, after notice and an opportunity for hearing.
6. **Supplement to Law.** The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.
7. **Deviations.** The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
8. **Amendment.** This Policy may be amended from time to time by the Board.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Parker Homestead Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association on 3-5-2024 and in witness thereof, the undersigned has subscribed their name.

**Parker Homestead Homeowners Association,
Inc., a Colorado nonprofit corporation**

By: 
Its: President