

Rules Regarding EVSE Vehicle Chargers For Individual Co-owner Garages

The Association is responsible for the electrical infrastructure of SWE building units per Article IV, Section A.(2) of the Master Deed, and pursuant Article VI, Section 10 of the Amended and Restated Bylaws, the Association may adopt and enforce reasonable rules in the interest of SWE.

Individual co-owners may elect to purchase or lease a hybrid or full electric vehicle as their personal vehicle.

Owners of such vehicles may choose to install Electronic Vehicle Service Equipment (**EVSE**), commonly known as EV Chargers in their Unit's garage.

Note: These Rules do NOT address EVSE Vehicle Charges for the multi-car garage spaces assigned to Co-owners in the Garden Apartments on Meadowdale Ct. and White Birch Ct.

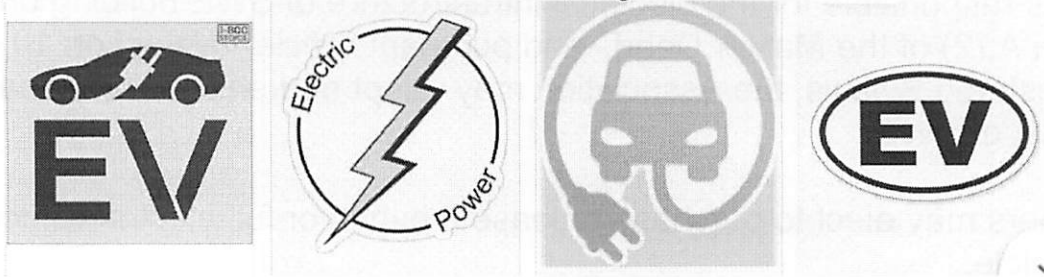
These requirements apply to Level I (110v) and Level II (220-240v) Chargers. The installation and use of Level III Fast Chargers (DCFC) (480volts) in SWE is not allowed.

Co-owners may choose to use a Level I (slower) Charger; the Association prefers the use of Level II Chargers for faster charging.

Therefore, The Streamwood Estates Association Board adopts the following rules and regulations regarding these Requirements/Specifications governing the installation and use of EVSE charging systems, which must be followed:

- An EVSE charging system is an "Optional Modification" solely paid for, maintained and repaired by the Co-owner.
- Co-owners are advised to check with their home insurance agent about any requirements/added costs before adding an EVSE charging system (EV Charger) to the Unit.
- The EVSE charging system must be located entirely within the Co-owner's garage.
- The EVSE Charger Cable must be used inside the Co-owner's garage. It cannot extend from the Co-owner's garage to a driveway at any time. Co-owner is responsible for any injuries or damages incurred from an obstructing EV Charger Cable.

- For the safety of Fire Department Responders, Co-owners with an EVSE charging station must install an “EV Inside” awareness sticker on the garage door jamb and/or near the cut-off switch, e.g.:



- In the event the Co-owner fails to properly maintain and/or repair the EVSE charging system, the Association may undertake the necessary work to maintain and/or repair the same and assess the Co-owner its costs for doing so, and collect the same from the Co-owner in the same manner as provided for the collection of assessments in the Condominium Documents (see Article II of the Amended and Restated Condominium Bylaws).
- The Co-owner shall indemnify and hold the Association harmless from and against all costs, damages, and liabilities to the Association or to other Co-owners, as the case may be, that result from the installation and/or use of the EVSE charging system.

Regarding Level 2 (220-240v) EVSE Chargers ONLY:

- An EVSE Charging System Modification Request must be submitted to and approved by HOA Board prior to proceeding with the installation of the EVSE charging system.
- City permits must be secured for the installation of the EVSE charging system.
- The installation of the EVSE charging system must be done by a licensed and insured electrician.
- The electrician who completes the installation must assess the Co-owner's circuit load in order to ensure that it can accommodate this EVSE charging system's new load. If shared electric service to a neighboring unit exists, it must also be checked.
- If necessary, a separate electrical circuit and outlet must be made available for the EVSE charging system to handle the electrical load required for the charger.
- A clearly visible **cut-off switch** must be installed by the Co-owner on the EVSE circuit in the Unit's garage to stop battery charging in case of fire.

These rules are construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents.

Approved byetc. on this day: 04/20/22


 04/20/22