

West Cove A Electric Charging Station Policy, October 1, 2021

Introduction:

Ownership of an electrically powered vehicle is a reality for which we need to prepare. As your WCA Board we have been looking into the question of how to address in the future possible owner requests to charge their electric car[s]. Therefore, we have adopted the following policy to establish guidelines to assist owners who may be interested in a charging station.

At this time there is nothing owners need to do. The Board has looked at each site carefully and established what we think are fair positions for each unit site. Please be aware that the following policy was adopted by the Board to help expedite the process for requesting owners while also being as considerate as possible of each property owner.

West Cove "A" CONDOMINIUM ASSOCIATION Grantham, New Hampshire Electric Charging Station Policy – October 1, 2021

Whereas, the Board of Directors of the West Cove "A" Condominium Association is empowered to govern the affairs of the West Cove "A" Condominium Association pursuant to Article III of the By-Laws; and whereas, for the safety of owners, guests, renters and property, there is a need to adopt specific rules regarding owner, guest, and renters and whereas, it is the intent that this rule(s)/guidelines shall be applicable to all owners, guests, and renters; this policy shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors. Therefore, be it resolved that the following rules/guidelines are hereby adopted by the Board of Directors.

Rules/Guidelines:

- All electrical lines must be buried underground from the unit to the charging post.
- The vertical line from the ground up to the charging box on the post must be enclosed in metal conduit to protect the line.
- The utility box must be mounted on a pressure treated 4 x 4 or 4 x 6 post.
- The power switch should be located inside the unit to allow owners to control the use of the power for the charging station for which they are paying.
- All electrical work must be performed by a licensed and insured electrician. The Unit Owner is responsible for providing the Association with the electrician's contact information, insurance certificate and license number.
- The Unit Owner shall be responsible for all costs associated with the initial installation and all future maintenance and/or replacement of the electrical line, post, and charging box.

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- The Unit Owner must sign and return a Transfer of Responsibility that will survive the transfer of the Unit to subsequent Owners and is binding on the owner(s) heirs and assigns.
- DIGSAFE must be contacted upon submission of a request to enable the Board to determine and approve the final post location.
- The Unit Owner must submit a completed WCA Architectural Variance Request Form to the Board of Directors. Owners will receive a written approval from the Board of Directors within 30 days receipt of a fully executed request form to include the required sketches. The form must include the following information:
 - A detailed sketch showing the proposed location of the underground utility cable from the unit to the proposed location for the charging post.

Note: The Board has attempted to accommodate convenient post locations whenever possible; and consideration has been given to the abutters when approving the locations for the charging station[s].

Adopted at a duly noticed Board of Directors Meeting held on October 1, 2021, and approved unanimously.

West Cove A Board of Directors
Carol McEntee, Elizabeth Forshay, William Weeks