

**SEAL BEACH MUTUAL NUMBER FOUR****Physical Property****Electric Vehicle Charging Station Rules**

1 An “electric vehicle charging station” means a station that is designed in compliance with the  
 2 California Building Standards Code and delivers electricity from a source outside an electric  
 3 vehicle into one or more electric vehicles. An electric vehicle charging station may include  
 4 several charge points simultaneously connecting several electric vehicles to the station and  
 5 any related equipment needed to facilitate charging plug-in electric vehicles.  
 6

7 Shareholders may install a charger through the Mutual 4 EV Infrastructure program, or they  
 8 may install a private charger. All chargers will be installed in the carport area associated with  
 9 that shareholder. Some rules apply to ALL chargers, and some are unique to a specific  
 10 installation.  
 11

12 Mutual 4 may install an electric vehicle charging station in the common area for the use of all  
 13 members of the association and, in that case, the association shall develop appropriate terms  
 14 of use for the charging Station.  
 15

**1. GENERAL:**

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 17  
 18 1.1. An electric vehicle charging station shall meet applicable health and safety  
 19 standards and requirements imposed by state and local authorities, and all other  
 20 applicable zoning, land use, or other ordinances, or land use permits.  
 21

22 1.2. Mutual 4 Electric Vehicle Charger installations are allowed with board approval.  
 23 All costs, usage charges and monthly fees are applicable.  
 24

25 1.3. The shareholder associated with any charging station shall, at all times, maintain  
 26 a HO-6 Policy and a minimum of \$500,000 liability coverage policy prior to  
 27 Charger activation by SCE. That shareholder and each successor shareholder  
 28 shall provide the association with the certificate of insurance annually thereafter.  
 29

30 1.4. The Mutual may impose reasonable restrictions on EV charging stations  
 31 provided those restrictions do not significantly increase the cost of the station or  
 32 significantly decrease its efficiency or specified performance. **NO CHARGERS**  
 33 **ARE TO BE SHARED OR RENTED TO OTHER INDIVIDUALS.**  
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**2. INFRASTRUCTURE PROGRAM:**

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 36 **3 SCE Rebate Projects WITH 42 CHARGERS – 10-year minimum requirement from**  
 37 **date of activation.**  
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39 2.1. All shareholders who are part of the original Mutual 4 infrastructure 42 charger  
 40 SCE program have paid their initial fees and have chargers installed in their

(Apr 24)

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41 assigned carports. These chargers belong to the Mutual. Chargers must be Ever  
 42 Charge Level 2 chargers only. Installations must be performed by Doneen  
 43 Electric and all costs associated with installations will be paid by shareholder and  
 44 SCE grants. **THESE CHARGERS CANNOT BE REMOVED WITHOUT**  
 45 **WRITTEN MUTUAL 4 BOARD APPROVAL.**  
 46

**3. PRIVATE INSTALLATION**

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 48  
 49 **3.1.** If a shareholder desires a private charger, the shareholder must seek board  
 50 approval, provide an HO-6 insurance policy with a minimum of \$500,000 liability  
 51 coverage and adhere to all other factors as stated in Davis-Stirling. Also, the  
 52 shareholder must use a UL listed, L2 outdoor charger that must be hardwired to  
 53 its source and **INSTALLED OR REMOVED BY A QUALIFIED ELECTRICAL**  
 54 **CONTRACTOR THAT IS EVITP CERTIFIED.** All costs for installation and the  
 55 charger will be paid by the shareholder.  
 56

57 **3.2.** The following provisions apply:

58 **3.2.1.** The owner first shall obtain approval from the Mutual to install the  
 59 electric vehicle charging station and the association shall approve the  
 60 installation if the owner agrees in writing to do all of the following.  
 61

62 **3.2.1.1.** Comply with the Mutual's architectural standards for the  
 63 installation of the charging station.  
 64

65 **3.2.1.2.** Engage the approved licensed electrical contractor that is  
 66 EVITP certified to install the charging station.  
 67

68 **3.2.1.3.** Pay for all the costs associated with the installation of and  
 69 the electricity usage associated with the charging station.  
 70

71 **3.2.2.** The owner and each successive owner of the charging station shall  
 72 be responsible for all of the following:  
 73

74 **3.2.2.1.** Costs for damage to the charging station, common area,  
 75 exclusive use common area, or separate interests resulting  
 76 from the installation, maintenance, repair, upgrades,  
 77 removal, or replacement of the charging station.  
 78

79 **3.2.2.2.** Costs for the maintenance, repair, and replacement of the  
 80 charging station until it has been removed and for the

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restoration of the common area after removal.

**3.2.2.3.** The cost of electricity associated with the charging station.

**3.2.2.4.** Disclosing to prospective buyers the existence of any charging station of the owner and the related responsibilities of the owner under this section.

**3.3.** The Mutual may grant exclusive use in carport stalls to members who run utility lines from their units or their meters for charging stations their assigned carport stall and install meters in the common areas for charging stations in their assigned carport. The Mutual may enter into a license agreement with shareholders who install charging stations in their carports. Installing circuit breakers, conduit and wiring from the association’s electrical panel to the parking space will be done by the shareholder at shareholder’s expense. If the electrical panel cannot handle the extra load created to the charging station, and/or the panel will need to be upgraded, all costs associated with the upgrade must be requested and are at the requesting owner’s expense. All requirements in Section 3 are applicable.

**3.4.** Whenever a shareholder installs an EV charging station, an agreement signed by the shareholder will be recorded putting future shareholders of the unit on notice of their obligation to maintain the charging station and carry proper insurance, and from there forward to be responsible for all charges associated with the charging station.

**3.5.** The owner who submitted the application to install the charging station shall provide the association with the corresponding certificate of insurance within 14 days of approval of the application.

**Document History**

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