

RULES REGARDING ELECTRIC VEHICLE CHARGING SYSTEMS

Purpose: Adoption of rules regarding Electric Vehicle Charging Stations by the Town & Country Village Homeowners Association, Inc. ("Association").

Authority: The Second Amended and Restated Declaration for Town and Country Village Townhomes as recorded in the real property records of Douglas County on July 10, 2019, at Reception No. 2019040998 ("Declaration"), the Association's Bylaws, Articles of Incorporation, and Colorado law, including §38-33.3-106.8, C.R.S.

Effective Date: September 1, 2019

Resolution: The Association hereby adopts the following rules:

1. When a Unit Owner wishes to install an Electric Vehicle Charging System (EVCS), they shall first notify the Association. The Association's Property Manager ("Manager") and the Unit Owner shall attempt to find a mutually agreed upon location for the EVCS. If the Unit Owner and the Manager cannot agree on a location for the EVCS, the Unit Owner shall submit a written request to the Board of Directors setting forth the requested location and justification therefor.. The Board of Directors shall be the final and exclusive decision maker on the placement of EVCS's.

2. All costs associated with the installation, maintenance, repair, insurance and removal of an EVCS shall be the exclusive responsibility of the Unit Owner and any successor owner.

3. Installation of an EVCS may only be performed by a properly licensed and insured contractor.

4. Any increase in the Association's insurance caused by such installation shall be assessed to the unit owner and any successor unit owner and are collectible as an assessment.

5. When selecting a location, both the Unit Owner and Manager shall consider the following:

- a. Location of the EVCS in relationship to the Unit Owner's address;
- b. The effect of the appearance of the property after installation;
- c. The safety of the Unit Owner, other Unit Owners and Guests; and
- d. The cost of the installation to the Unit Owner.

ANY EXCEPTIONS TO THE ABOVE REQUIRES PRIOR WRITTEN APPROVAL BY THE ACC COMMITTEE.

8. Supplement to Law

The provisions of this Rule 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.

9. Deviations

The Board may deviate from the procedures set forth in this Rule if in its sole discretion such deviation is reasonable under the circumstances.

10. Amendment

These Rules may be amended from time to time by the Board of Directors.

11. Severability

Invalidation of one of the foregoing provisions by court order or judgment shall have no effect on the remaining provisions which shall remain in full force and effect.

Certification:

The undersigned President of the Board of Directors for Town & Country Village Homeowners Association, Inc., a Colorado nonprofit corporation, hereby certifies that the foregoing Rules were approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on November 15, 2018 to be effective September 1, 2019.

Town & Country Village Homeowners Association, Inc.

By: Sue Leonard
Its: _____