



MISSION RIDGE CONDOMINIUM ASSOCIATION

10250 CAMINITO CUERVO • SAN DIEGO, CA. 92108 • PHONE: (619) 584-4094

22 February 2024

INDIVIDUAL ELECTRICAL VEHICLE CHARGING STATION POLICY

STATEMENT OF POLICY

The Board of Directors (“BOD”) is hereby establishing a policy regarding the installation of Individual Electrical Vehicle Charging Stations (“IEVCS”) at assigned parking spaces.

PURPOSE OF THIS POLICY

It is intended by the Board of Directors that this policy addresses the requirements for the installation of IEVCS in assigned parking spaces (either under the building or in a carport).

INDIVIDUALS AND ENTITIES AFFECTED BY THIS POLICY

This policy affects all members of the Mission Ridge Condominium Association. Members are defined in the 2018 Amended and Restated Declaration of Covenants, conditions, and Restrictions for Mission Ridge Condominium Association Section 1.18. “Members” means every person or entity who is an Owner of Record as shown in the Official Records of the San Diego County Recorder.

EXCLUSIONS

There are no exclusions.

STANDARDS

1. IEVCSs need approval by the HOA prior to installation.
2. Power for the IEVCS must originate from the individual unit’s electrical supply.
3. All EVCS installations shall comply with applicable code requirements, City ordinances and regulations, historical requirements, San Diego Municipal Code, and the Land Development Code. Applicable permits must be obtained and provided to the onsite office after the application is approved and prior to installation.
4. Electric Vehicle Supply Equipment shall be listed and labeled by a Nationally Recognized Testing Laboratory.

5. Installation must be completed by a licensed electrical contractor.
6. A separate circuit and circuit breaker must be installed for the charger.
7. All wiring must be through conduit.
8. All conduit, receptacles, etc. attached to a painted area must be painted to match.
9. Chargers are not allowed to be permanently attached to the common area. They must be removable. Only receptacles are allowed to be installed in the common area.
10. Chargers are to be used by the unit resident only. At no instance may a charger be rented out and/or leased.

RESPONSIBILITIES

1. Owners who wish to install an IEVCS must:
 - a. Meet “applicable health and safety standards and requirements imposed by state and local authorities, and all other applicable zoning, land use, or other ordinances, or land use permits.” (Civ. Code § 4745(c).
 - b. Comply with applicable architectural standards as defined in this Policy under STANDARDS.
 - c. Obtain approvals from the BOD by completing an architectural application. Applications will be reviewed and either approved or denied at a BOD meeting.
 - d. Provide a schematic of the installation concurrently with the architectural application.
 - e. Engage a licensed electrical installation contractor. Provide a copy of the contractor’s license and certificate of insurance concurrently with the architectural application.
 - f. Provide an estimate from the contractor for the installation concurrently with the architectural application.
 - g. Provide a certificate of insurance that names the association as an additional insured under the owner’s insurance policy within fourteen (14) days of approval of the architectural application.
 - h. The owner of the IEVCS is required to “at all times, maintain a liability coverage policy naming the Association as additional insured. The owner that 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. That owner and each successor owner shall provide the association with the certificate of insurance annually thereafter.” (Civ. Code § 4745(f)(3).)
 - i. A permit(s) to install must be obtained at the owner’s expense and provided to the onsite office prior to installation.
 - j. Notify the Association within 3 working days after IEVCS installation.
 - k. Owner is responsible for the entire cost of installation (Civ. Code § 4745(f)(1)(A)-(D).)
 - l. Pay for electricity usage, maintenance, and other associated costs until removal by the homeowner (Civ. Code § 4745(f)(1)(A)-(D).)
2. Each successive owner of an IEVCS is responsible for all of the following:

- a. Any cost associated with damage to the IEVCS, common area, exclusive use common area, or separate interests resulting from the installation, maintenance, repair, removal, or replacement of the IEVCS;
 - b. Any cost associated with the maintenance, repair, and replacement of the IEVCS, and any cost associated with removing the IEVCS, including the restoration of the common area after removal;
 - c. The electricity cost associated with the use the IEVCS; and
 - d. Disclosing to prospective buyers the existence of any IEVCS owned by the owner and the owner's responsibilities under Civil Code Section 4745. (Civ. Code § 4745(f)(2)(A)-(D).)
3. The Mission Ridge onsite office will be responsible for providing architectural applications upon request, accepting / reviewing applications, and forwarding completed applications to the BOD.
 4. The BOD will be responsible for reviewing and approving or denying architectural applications. Applications will be reviewed with a focus on the effect on the common areas to include aesthetics, damage and repair, previous installs, health and safety, and existing IECVS(s).
 5. The Mission Ridge onsite office, property manager(s) and/or the Board of Directors are responsible for identifying violations of this policy.
 6. The Board of Directors will be periodically reviewing this policy, its guidelines, and approving or denying exemptions.

DEFINITIONS

1. Board of Directors – the governing body of the homeowner's association, whose members are elected by owners to set strategy, manage finances, oversee management and staff, and protect the interests of owners.
2. Onsite office – onsite staff headquartered at the condominium complex.

RELATED DOCUMENTS

Board of Directors General Meeting Minutes dtd 22 February 2024

WEBSITE ADDRESS FOR THIS POLICY

missionridgesd.com

HISTORY AND UPDATES

22 February 2024 – Policy created

APPENDIX

There are no appendices to this policy.