

RULES AND RESPONSIBILITIES

ELECTRIC VEHICLE CHARGING

It is the 330 McGill Place Condominium Association's mission to provide a great urban living community along with amenities that serve residents in meaningful ways. These are the rules and responsibilities for charging an electric vehicle (EV), hybrid or plug-in, using the 330 McGill EV charging facility(ies). The term "User" means an owner and their renter, tenant, roommate, or visitor. Owners are responsible for proper use of the EV facility(ies) the User.

1. There is a \$15.00 monthly fee & a \$100 onetime administration fee assessed by CMA to the Unit prior to receiving a key for access to charge a User's EV

- a. A \$100 administration fee is required to start the EV charging assessment on the CMA Unit account. The administration fee is applicable each time a new request for EV use is made.
- b. Charging station monthly fee of \$15 becomes effective on the first day of the month following a request for a key and continues through the end of the month on which a key is returned and the User no longer wishes to use the charging station. Charging fees are not pro-rated.
- c. Users may have one key per EV User (i.e., one key per one car) in a unit to utilize the charger. Units charging two EVs will be required to pay a monthly fee for each EV. Charging an additional EV without having the additional monthly assessment added to the Unit account may result in fines and/or loss of EV charging.

2. Keys

- a. Keys are available from Condo President after registering with CMA and getting into the billing system.
- b. Keys may not be duplicated or purchased elsewhere and must be obtained from the Association. Use of a foreign key may result in fines and loss of EV charging use.
- c. The Association may charge a nominal fee for replacement keys.
- d. Here is [page from manual about key](#).

3. Using the Charger

- a. The User is to only charge an EV that is compatible with the EV facility.
- b. Non-occupant guests (i.e., visitors) may charge using the owner's key; however, this is intended to be infrequent and part of the owner's primary use of the amenity.

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- c. User is to follow all safety precautions, posted rules and placards (e.g., 3 hour limit per day), and properly return the plug to its holster and hang (do not wrap) the cable on the charger to avoid damage.
- d. The User is expected to coordinate with other residents on their own for maximizing the benefit and equitable use of the amenity.
- e. The ongoing ability to charge an EV on premises is not guaranteed. Users should always have alternative options to charge off-site (charging from a unit is not permitted). The association may increase or decrease the number of facilities based on usage, need, and/or cost. The facility is subject to be unavailable due to loss of power, scheduled or unscheduled maintenance, or removal as the board deems in the best interest of the community.
- f. The cost of energy associated with EV charging may be evaluated annually to determine a per EV cost to charge the User(s), which will be assessed to the owner of record. This cost may be assessed monthly or annually as determined by the association board.
- g. The board may elect to convert EV charging to a commercial third-party service at its discretion to lessen the burden to manage the amenity. If so, the User will be required to comply with the requirements of the third-party service in addition to any rules set forth by the board.
- h. The User has a duty to report any maintenance need or operational issue with the EV facility via the 330 McGill Place app or other means required by the Association.
- i. The User may attend a Clipper Creek EV charger use instructional session here <https://www.youtube.com/watch?v=4oUmxnbAUCs>.
- j. Failure to follow these requirements or any abuse of the amenity may result in fines or result in other action such as loss of the amenity.

The undersigned owner agrees to the above rules and responsibilities to use EV charging. The association Rules and Regulations will govern EV charging at which time they are amended in the future and this document will become null and void.

EV Owner's
Print Owner's Name

Unit #

Owner's Signature

Date

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Association Director or Agent Signature

Date

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Change Control

Date	Description
January 31, 2020	New
September 5, 2022	Updated to remove key deposit and add monthly administration fee requirement.