

HABITAT I, SECTION A, A MARYLAND HORIZONTAL PROPERTY REGIME (CONDOMINIUM)

ELECTRIC VEHICLE RECHARGING EQUIPMENT RULE AND CRITERIA FOR INSTALLATION

No: 2024-002

WHEREAS, Article VI, Section 4, of the By-Laws requires plans and specifications of any proposed modification, addition, alteration, or change to be submitted to the Board of Directors; and

WHEREAS, Article VI, Section 4, of the By-Laws requires prior written consent of the Board of Directors for certain changes to the Condominium; and

WHEREAS, the Governing Documents of Habitat 1, Section A Condominium ("the Condominium") provide that the Condominium shall have the power and authority to exercise all the powers and privileges and perform all the duties and obligations of the Condominium; and

WHEREAS, the governing documents for the Condominium provides that the Board of Directors of the Condominium ("the Board") may adopt rules and regulations regarding additions, changes, or alterations; and

WHEREAS, the Bylaws of the Condominium provide that the Board of Directors shall have and shall exercise the powers, duties and authority vested in or delegated to the Condominium in the Declaration and Bylaws; and

WHEREAS, a Maryland law regarding the installation of electric vehicle recharging stations in unit owners' deeded parking spaces specifically designated for use by a particular owner became effective October 1, 2021, as codified in Section 11B-111.8 of the Maryland Condominium Act, Title 11, Md. Real Prop. Code Ann., 2015 Repl. Vol., 2022 Supp. (hereinafter the "Act"); and

WHEREAS, the Board of Directors has deemed it necessary to establish rules and procedures for Owners wishing charge their electric vehicles in the Condominium.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors of Habitat 1, Section A Condominium hereby adopts the following Rules pursuant to §11-111 of the Maryland Condominium Act:

1. Any Unit owner or Tenant joined with the Tenant's Landlord may submit an architectural application for the installation of electric vehicle recharging equipment in his/her/their/its garage, or deeded or specifically assigned parking space, pursuant to the rules established for architectural applications. Any such request must be in detailed written format, showing the type, size, color and proposed location of the proposed equipment, and such application will be processed in the same manner as an architectural modification. Approval or denial of such application shall be in writing, and if approved, shall be a license to proceed and to maintain the equipment for three years from the date of approval.
2. Any such application must include the Unit owner or Tenant and Landlord's **signed agreement to engage a licensed contractor, and/or licensed electrician**, to install the equipment, along with the name, address, MHIC number, and/or Maryland

licensed electrician number, and certificate(s) of insurance for such contractor, and/or electrician.

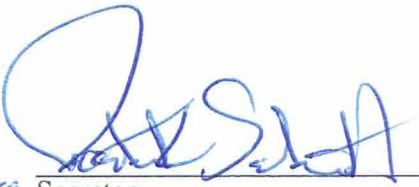
3. **Installation shall be fully within the Unit owner or Tenant and Landlord's garage, or deeded or assigned parking space, and all electric wiring, cables or other such appurtenances shall be buried underground so as not to detract from the appearance of the community and so as not to create a trip hazard.** No electric cords of any kind shall be run from any electrical source over the Condominium whether on or over the exterior of a Unit, or over any portion of the Limited or General Common Element.
4. The Unit owner or Tenant and Landlord shall expressly **agree to pay for the electricity usage** associated with the separately metered equipment and shall not use the Common Element electric outlet in the garage. If approved by the Board, a separate outlet may be installed with the source of electric being on the Unit's billing.
5. **The Unit owner or Tenant and Landlord shall provide a certificate of insurance naming the Association as an additional insured prior to commencement of installation.**
6. The Unit owner or Tenant and Landlord shall comply with **all relevant building codes, electrical and safety standards** to maintain the safety of all users of the Common Elements, the neighboring residents and the equipment.
7. **The Unit owner or Tenant and Landlord shall also obtain any permit** or approval required by Anne Arundel County and will submit a copy of such permit to the Condominium.
8. **The Unit owner or Tenant and Landlord and each successive Unit owner or Tenant and Landlord shall be responsible for:**
 - 1) **installation costs and costs for damage to the equipment, the garage and Common Element** resulting from installation, maintenance, repair, removal, or replacement of the equipment; and
 - 2) **costs for maintenance, repair, and replacement of the equipment until removal of it; and**
 - 3) **costs for removal and for restoration of the garage and Common Element after removal; and**
 - 4) the total **cost of electricity** associated with the equipment.
9. If the Unit owner, or Tenant and Landlord, intend to maintain the installation past the three-year license period, then not less than 60 days before the expiration of the three-year license to install and maintain the equipment, the Unit owner, or Tenant and Landlord, must file an application with the Condominium to extend the license for

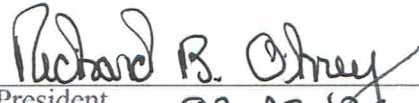
another three-year term, and shall upon request provide access to the area where the equipment is located for inspection. Approval will not be unreasonably denied.

STATEMENT OF COMPLIANCE AND ADOPTION

The foregoing Habitat I, Section A, Condominium Board Policy Resolution- Architectural Review Procedures and Design Guidelines, was duly adopted in accordance with Section 11-111 of the Maryland Condominium Act any and all applicable federal, state, and local laws and ordinances and in accordance with any and all requirements of the Declaration/Master Deed and the By-Laws and duly adopted Rules for the Condominium and is further **APPROVED BY A MAJORITY OF THE BOARD OF DIRECTORS THIS 22nd DAY OF February, 2024:**

ATTEST:


Acty Secretary 2-23-2024


President 02-23-'24