

THE ASSOCIATION OF APARTMENT OWNERS OF PUNAHOU CLIFFS
ELECTRIC VEHICLE CHARGING SYSTEM RULES

In accordance with Chapter 196, Hawai'i Revised Statutes, the following rules are hereby adopted regarding the installation of electric vehicle charging systems.

Any apartment owner may place an electric vehicle charging system on or near the parking stall assigned or appurtenant to the apartment owned by that person, provided that:

1. "Electric vehicle charging system" means a system that is designed in compliance with Article 625 of the National Electrical Code.
2. "Electric vehicle" means a vehicle which is powered solely by electricity and which has an electric vehicle license plate. Hybrids are not electric vehicles.
3. Electric vehicle charging systems must be certified by Underwriters Laboratories and labeled as such. No "homemade" systems are permitted.
4. Electric vehicle charging systems may only be installed by a licensed electrical contractor.
5. Electric vehicle charging systems must be placed in or immediately adjacent to the parking stall of the electric vehicle using the system.
6. Electric vehicle charging systems may only be installed with the prior written consent of the Board, provided that such consent shall be given if the installation complies with the standard design specifications, if any, adopted by the Board. Such specifications may require the installation of a standard make and model of electric vehicle charging system.
7. If no standard design specifications are adopted by the Board, such installations shall be in accordance with complete plans and specifications prepared by a licensed electrical engineer and approved by in writing by the Board.
8. The means by which the system is connected to the project's electrical lines shall be in accordance with complete plans and specifications prepared by a licensed electrical engineer and approved by in writing by the Board.
9. Electric vehicle charging systems shall meter the electricity being used and users of the systems shall pay the Association for all electricity used at the then-current rate. The system shall, if feasible, include a means whereby the user shall pay by credit or debit card for the electricity used. If the system does not utilize payment by credit or debit card, the system shall include a means whereby the Association can easily determine the amount of electricity used and can easily disconnect the system in the event that the owner fails to promptly reimburse the Association for all electricity used.
10. The failure of an owner to promptly reimburse the Association upon demand for such electricity shall give the Association the right to disconnect the system. In the event that the services of an electrician are required to disconnect the system, the owner shall promptly reimburse the Association for the cost of the electrician's services.
11. Within 14 days of the Board's approval, the owner must provide a certificate of insurance evidencing coverage for damage to the system, common elements, limited common elements, and any adjacent apartments, arising or resulting from the installation,

Approved 10/9/14

maintenance, repair, removal, or replacement of the electric vehicle charging system and naming the Association as an additional insured on such policy. The certificate of insurance shall provide that such policy may neither be canceled nor the coverage thereunder reduced (whether or not requested by the owner) except upon thirty (30) days prior written notice to the Association of such cancellation or reduction, sent to the Association by mail. The words "endeavor to" and "failure to mail such notice shall impose no obligation for liability..." are unacceptable and must be crossed out.

12. The owner and each successive owner of the parking stall on which or near where the system is placed shall be responsible for any costs for damages to the system, common elements, limited common elements, and any adjacent apartments, arising or resulting from the installation, maintenance, repair, removal, or replacement of the system. The repair, maintenance, removal, and replacement responsibilities shall be assumed by each successive owner until the electric vehicle charging system has been removed from the common elements or limited common elements. The owner and each successive owner shall at all times have and maintain a policy of insurance meeting the requirements of this rule covering the obligations of the owner under this paragraph and shall name the Association as an additional insured under the policy and provide the Association with a certificate of insurance evidencing such coverage at the inception and upon each renewal of such policy.
13. The owner and any successive owner of the parking stall on which or near where the system is placed shall be responsible for removing or disconnecting the electric vehicle charging system if reasonably necessary or convenient for the repair, maintenance, or replacement of the common elements or limited common elements. The Association shall have the right to remove or disconnect the system if the owner fails to do so upon such notice to the owner as is reasonable under the circumstances, and if the services of an electrician are required to remove or disconnect the system, the owner shall promptly reimburse the Association for the cost of the electrician's services.
14. The Association shall not be required to make any improvements to the electrical wiring or other components of the project's electrical system in order to enable owners to install electric vehicle charging systems.
15. The Association may deny permission to install electric vehicle charging systems if it is advised by a licensed electrical engineer that the project's wiring or other components of the electrical system are inadequate to safely support such systems, or may limit the number of systems that may be installed or that may be used at any one time to those that the system can safely support on a first-come, first served basis.