

Bay Square Condominium's EV Charger Policy and Rules

Background: In 2024, with a subsidy provided by Eversource, Bay Square Condominium Trust installed 30 EVCS charging stations. The electrical infrastructure, wiring, and networking equipment installed as part of this project is owned by the association. Individual EV charging stations (Loop EV-flex) have been purchased by owners with deeded rights to the parking spaces where the chargers were installed and are owned individually by them. Ownership of these EVCSs is documented in a bill of sale and licensing agreement. The following policy has been adopted by the Bay Square Board of Trustees to make clear the rules for using and maintaining these chargers:

- EVCS Owners must pay for their own charger maintenance, repair, and replacement costs, including any modifications or installation costs necessary to accommodate individual chargers.
- Owners will pay for the electricity used to charge their vehicles via an online account with Loop at a rate set by the condominium. This rate covers the cost of the electricity used as well as networking and administration costs charged by Loop.
 - In the unlikely event that an individual EVCS causes damage to the condominium, individual owners are responsible.
- An owner will be responsible for moving/removing their charger if necessary for common area maintenance.
- Since charging cables present a potential tripping hazard, cables must be replaced neatly on the charger when not in use.
 - **NO** EV charging is permitted at standard electrical outlets in the garages. EV charging can only be done using approved chargers. Violators are subject to a fine of \$250 for a first offense. The fine will increase for subsequent violations. (Trickle charging a standard 12 volt vehicle battery is permitted.)
- Any owner leasing their parking spot and EVCS to a non-resident must supply the property manager with the lessee's name, contact info (phone and email), vehicle model, and license plate number.
- Renters cannot sublet a parking spot without the express consent of the Bay Square Board of Trustees.

Future installation of additional EVCS units:

- Owners wishing to install additional chargers must first obtain written approval by submitting installation plans to the property manager, including the name of contractors who will perform the installation, as well as their electrical license, proof of insurance, and any required permits.

- **Only board-approved charging equipment may be installed.**

Owners must pay for any and all installation costs, along with any structural modifications required (installation of pillars, overhead gear, etc.). Any new infrastructure required for the installation aside from the charger itself becomes common area property.