

Electric Vehicle Charging Station Standard

The purpose of this standard is to establish a procedure for the installation of an Electric Vehicle Charging Station in the Owned or Assigned Parking Space of a Residence.

Installation Specifications

- Charging station must be an approved pedestal-style station.
- Station will need to be protected by 36" metal bollard, painted yellow.
- Please measure the parking space to make sure vehicle and station will fit in the spot.
- All infrastructure and wiring, aside from station and bollard must be underground from end to end.
- The above ground parts must be entirely contained within the residence's owned or assigned parking space. Do not block the walking lane at the rear of the parking spot.
- Homeowner is responsible for all installation and maintenance costs associated with installation of the electric charging station.
- Installation may not include any device that attaches, permanently or temporarily, to the front or side of the residence.

Requirements

- Homeowner must submit a 'Request for Exterior Work' form, copy of property and liability insurance and Twin Rivers provided Hold Harmless agreement. Application must list the assigned parking space number.
- The installation must be installed by a licensed contractor with signature required on the 'Request for Exterior Work' form. A copy of the contractor's insurance must be submitted. Twin Rivers Community Trust, 92 Twin Rivers Drive West, East Windsor, NJ 08520 must be named as an additional insured on the contractor's insurance.
- Homeowner must obtain and prove to the Twin Rivers Community Trust that property & liability insurance protecting the Twin Rivers Homeowners Association and other residents and in the amount of at least \$500,000 has been acquired. Certificate of Insurance and limits of coverage of this policy shall be filed with the Trust on an annual basis. Subsequent homeowners will need to maintain the required insurance.
- The owner will hold the association and other residents harmless from any claim, damages or liability arising from the installation and maintenance of the charging station through Indemnification (Hold Harmless) agreement.
- Twin Rivers Community Trust must receive a copy of the pre-installation permit and post-installation East Windsor Township Inspection.

Townhouse Residences

- Installation of station and barricade will make clearing snow from parking spot difficult. Residents should not expect Trust Facilities staff to be able to clear snow from any parking spot with a charging station.

Detached Residences

- Detached unit owners may charge electric vehicles in the residence's driveway from a charging station inside the garage or from an external charging station. Please charge vehicle close to garage door.

All of the above is in accordance with NJ bill A3367 passed into law on October 19, 2020.

'Request for Exterior Work' form and Indemnification (Hold Harmless) are available at the Trust Office and on the Twin Rivers Website: twinrivers-nj.com

ARCHITECTURAL CONTROL STANDARDS

For
TWIN RIVERS COMMUNITY TRUST
92 Twin Rivers Drive West
East Windsor, NJ 08520

**Electric Vehicle Charging
Station**

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