

HAMMOCK RESERVE HOA

ELECTRICAL VEHICLE (EV) & ALL EXTERIOR OUTLETS

GUIDELINES, STANDARDS & RESTRICTIONS (GSR)

Rev.(1) 05.15.2024

Definitions:

An **EV Charging Station** consists of an electrical outlet capable of providing electric charge to a battery(s) or battery system designed to power vehicles such as, but not limited to, automobiles, RV's, SUV's, trucks, vans, trailers, cycles, scooters, ATV's, golf carts, or boats. An EV Charging Station may also consist of or include configuration for 'Reverse Powering' a Unit (home) through the EV Charging Station from the vehicle to the Unit (home).

1. All exterior outside of Unit (home) EV Charging Stations and other Exterior Electrical Outlet installations, installed other than by the original Developer, require Architectural Control Committee (ACC) approval *with condition* that a permit from the City of Delray Beach be obtained for the installation.
2. Other Exterior Electrical Outlets or electrical receptacles of any configuration or voltage used for other purposes such as, but not limited to, power tools, generator transfer switches, receptacles, lighting, or decorations attached to the exterior of a Unit or on the exterior of the property must have all permits required by the City of Delray Beach.
3. No standalone or free-standing exterior EV Charging Station will be allowed anywhere on the exterior of the property.
4. All exterior EV Charging Stations or other Exterior Electrical Outlets must be installed by a licensed electrician and must have all permits required by the City of Delray Beach.
5. All interior EV Charging Stations (installed inside the Unit) must be installed by a licensed electrician and must have all permits required by the City of Delray Beach.
6. All EV Charging Stations Configured to 'Reverse Power' from a vehicle to a Unit must be installed by a licensed electrician, isolate the Unit (home) from the community power grid, and must have all permits required by the City of Delray Beach.

7. All exterior EV Charging Stations must be enclosed in an outdoor-rated cabinet or case. All EV Charging Cables must be stored in the cabinet or case and must be maintained in good working order.
8. All cabinet or cases and other Exterior Electrical Outlets must be installed in a location approved by the ACC and may be required to be hidden from view from the street.
9. HOA and Property Management Company must be listed as Additional Insured and the Property Owner must Indemnify, Defend, and Hold Harmless the same at the time of the installation and throughout the existence of the EV Charging Station for any claims made because of the installation, maintenance, or use of the EV Charging Station.
10. Should the insurance or other costs of the HOA be increased because of the installation of the EV Charging Station, such costs will become the direct/sole cost of the Property Owner of the Unit (home) and will NOT be shared by other Association Owners (residents of Hammock Reserve)
11. The EV Charging Station will be used only by the Property Owner, residents, lessees, renters, guests. The station must not be used for commercial or business purpose.
12. Nothing in this Guideline & Standard should be construed as preventing the installation of a EV Charging Station for an Electrical Vehicle to the extent that it is in compliance with these Rules and Regulations.
13. Charging Stations or Exterior Electrical Outlets installed without ACC approval or in violation of these Guidelines, Standards and Restrictions including failure to obtain a permit required by the City of Delray Beach, will be subject to a fine of \$100 per day by the HOA up to the Maximum Limit defined by the Declaration of Covenants and Restrictions.

ANY ALTERATIONS, PROJECTS OR REQUESTS not specifically addressed herein or elsewhere in any other HRHOA Documents, Guidelines, Standards and Restrictions (GSR) or in the Association's rules and regulations are hereby prohibited.

Hammock Reserve's Governing Documents, Guidelines, Standards & Restrictions (GSR) and Forms can be accessed from:

<https://www.hammockreserve.org> or <https://portal.campbellproperty.com>
Or Contact the Property Manager 561-510-6070

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