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POLICY
OF
TRAILS END CONDOMINIUM OWNERS ASSOCIATION
REGARDING ELECTRIC VEHICLE CHARGING STATIONS

SUBJECT: Adoption of a Policy regarding the installation, maintenance and use of electric vehicle charging systems in Trails End Condominium Owners Association community ("Community").

PURPOSE: To provide notice of the Association's adoption of a Policy that clarifies an Owner's right to install an electric vehicle charging system in the Community, subject to the requirements herein, for their own use.

AUTHORITY: The Condominium Declarations for Trails End Condominium Owners Association ("Declaration"), Bylaws, and Articles of Incorporation of the Association and Colorado Law.

EFFECTIVE DATE: April 15, 2026

RECITALS

A. Trails End Condominium Owners Association ("Association"), acting through its Board of Directors, has an obligation to enforce the Association's governing documents and further the interest of the Owners.

B. The Declaration provides that prior written approval by the Board of Directors is required before making any exterior changes or modifications. This would include an installation to any Common Element or Limited Common Element parking space (if any).

C. Pursuant to C.R.S. §38-33.3-106.8 of the Colorado Common Interest Ownership Act (the "Act"), the Association shall not prohibit a Unit Owner from using or installing, at the Unit Owner's expense for the Unit Owner's use, a Level 1 or Level 2 electric vehicle charging system on or in a Unit, an assigned or deeded parking space that is part of or assigned to a Unit, or a parking space that is accessible to both the Unit Owner and other Unit Owners.

NOW, THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES:

1. **Definitions.** As used in this Policy the following terms are so defined:

   a. "Electric Vehicle Charging System" or "EV Charging System" or "System" means a device that is:

      i. used to provide electricity to a plug-in electric vehicle or plug-in hybrid vehicle,

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ii. designed to ensure a safe connection has been made between the electric grid and the vehicle, and

iii. able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level.

b. "Limited Common Element Parking Space" or "LCE Parking Space" means an assigned or deeded parking space that is part of or assigned to a Unit.

c. "General Common Element Parking Space" or "GCE Parking Space" means a parking space that is accessible to both the Unit Owner and other Unit Owners.

d. "Level 1" means an EV Charging System that provides charging through a one-hundred-twenty-volt AC plug with a cord connector that meets the SAE international J1772 standard or a successor standard.

e. "Level 2" means an EV Charging System that provides charging through a two-hundred-eight to two-hundred-forty-volt AC plug with a cord connector that meets the SAE international J1772 standard or a successor standard.

Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration or by Colorado law shall have the same meaning herein.

2. **General**. Subject to the requirements set forth herein, the Association shall permit an Owner to install, at the Owner's sole cost and expense, a Level 1 or Level 2 EV Charging System on or in:

a. a Unit

b. an LCE Parking Space, or

c. a GCE Parking Space

3. **Design Review**. Installation of an EV Charging System in any of the spaces noted in Section 2 above requires prior written approval from the Board pursuant to the Declaration, as may be clarified further in the Rules and Regulations, if any, adopted by the Board. In reviewing the EV Charging System admission, the Board may require the following as conditions for approval:

a. Compliance with bona fide safety requirements, consistent with an applicable building code or recognized safety standard, for the protection of persons and property. All such cords appurtenant to the EV Charging

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System shall be maintained solely in the LCE parking space or GCE parking space.

b. A requirement that the charging system be registered with the Association within 30 days after installation.

c. Compliance with reasonable aesthetic provisions that govern the dimensions, placement, or external appearance of the EV Charging System adopted by the Board in the Rules and Regulations, if any.

An EV Charging System may be wall-mounted or pedestal style, and may provide multiple cords to connect with electric vehicles. An EV Charging System must be certified by the Underwriters Laboratories or an equivalent certification, and must comply with the current version of Article 625 of the National Electric Code.

4. **Approval for Installation in LCE Parking Space or GCE Parking Space**. The Board shall consent to the installation of the EV Charging System in the LCE Parking Space or GCE Parking Space if:

a. The EV Charging System complies with this policy, the Rules and Regulations, if any, and Colorado law; and

b. The Owner signs a written agreement, a copy of which is attached as Exhibit A, stating that the Owner will:

i. Comply with the Association's design specifications for the installation of the system, if any;

ii. Engage the services of a duly licensed and registered electrical contractor familiar with the installation and code requirements of an electric vehicle charging system;

iii. Bear the expense of installation, including costs to restore any Common Elements disturbed in the process of installing the system; and

iv. Provide, within 14 days of the Owner receiving the Association's consent for the installation, a certificate of insurance naming the Association as an additional insured on the Owner's insurance policy for any claim related to the installation, maintenance, or use of the system or, if the system is located on a Common Element, reimbursement to the Association for the actual cost of any increased insurance premium amount attributable to the EV Charging System. Reimbursement for the increased insurance premium amount, if applicable, must be provided within 14 days

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of the Owner's receipt of the Association's invoice for the amount attributable to the system.

5. **Maintenance, Repair, Replacement and Removal of EV Charging System in LCE Parking Space or GCE Parking Space.** Upon consent to the installation of an EV Charging System by the Association within a LCE Parking Space or GCE Parking Space:

   a. The Owner who installed a System on a LCE Parking Space or a GCE Parking Space, and each successive Owner, is responsible for any costs for damages to the System, the LCE Parking Space, the GCE Parking Space, or any other LCE or General Common Element, and any other property in the Community, that arise from the installation, maintenance, repair, removal, or replacement of the System;

   b. The Owner and each successive owner shall further assume responsibility for the repair, maintenance, removal, and replacement of the EV Charging System until the system has been removed;

   c. The Owner and each successive owner shall at all times have and maintain an insurance policy covering the obligations under this Section 5, is subject to all obligations under Section 4, and shall name the Association as an additional insured under the policy; and

   d. The Owner and each successive owner is responsible for removing the System if reasonably necessary or convenient for the repair, maintenance, or replacement of the LCE Parking Space, GCE Parking Space, or other General Common Elements of the Association.

   e. An EV Charging System installed at the Owner's cost is the property of the Owner. Upon sale or change in occupant of the Unit, if the EV Charging System is removable, the Owner may either remove it or sell it to the buyer of the Unit or to the Association for an agreed price. Nothing in this section requires the buyer or Association to purchase the System.

6. **Cost of Electricity.** The Association may require reimbursement for the actual cost of electricity provided by the Association that is used by the EV Charging System or, alternatively, may charge a reasonable fee for access to the Common Element Power. This fee shall be charged at a rate of eighteen cents ($0.18) per kilowatt-hour per System, or such other amount as the Board reasonably determines to reflect the current rate of electricity and amount of anticipated usage. If the System is part of a network for which a network fee is charged, the Association's reimbursement may include the amount of the network fees.

7. **Enforcement**. Any violation of this Policy is subject to the same enforcement remedies as violation of any other provision of the governing documents of the

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Association, including the levying of a fine, after notice and an opportunity for hearing.

8. **Supplement to Law**. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.

9. **Deviations**. The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.

10. **Amendment.** This Policy may be amended from time to time by the Board.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of Trails End Condominium Owners Association, a Colorado nonprofit corporation, certifies the foregoing Policy was adopted by the Board of Directors of the Association on April 15, 2026 and in witness thereof, the undersigned has subscribed their name.

Trails End Condominium Owners Association, a Colorado nonprofit corporation

Signed by:
By: Timothy L. Uebele
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Its: President

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EXHIBIT A

AGREEMENT REGARDING ELECTRIC VEHICLE CHARGING SYSTEM