Northwood Village Association, Inc.

Electric Vehicle Charging Station Guidelines

I. Purpose

This document establishes guidelines and requirements for the installation and maintenance of Level 2 Electric Vehicle (EV) charging stations in garages. It ensures compliance with New York State law, local codes, and community standards while protecting homeowner rights and the integrity of shared infrastructures.

II. Homeowner Rights and HOA Authority

Pursuant to New York State's Electric Vehicle Rights Act found in NY Real Property Law §343 (2023), the HOA shall not prohibit a homeowner from installing an EV charging station in their garage space. However, the HOA retains the right to impose reasonable conditions to ensure safety, liability, visual harmony and preservation of common elements.

III. HOA Approval Process

1. **Town Permit:** Apply for a permit from the Town of Lancaster for the EV charging station installation.
2. **Insurance:** Notify your insurance provider and ensure coverage is added for the EV charging station.
3. **EV Charging Station Request Form:** Submit an EV Charging Station Request Form for HOA approval, which must include:
   - Copy of Town of Lancaster Permit Approval
   - Proof of Insurance
   - Name, phone number, license number, expiration date, and insurance details of the licensed electrician performing the work
   - Contact information (name, phone number, insurance) of any additional contractor
4. **HOA Approval:** Submit the completed form to the HOA for review and approval. You will hear back from the HOA within 10 days of your request.
5. **Post-Installation Steps:**
   - The homeowner must contact the Town of Lancaster for a final inspection within 5 days of the completed installation.
   - Submit the completed Inspection Confirmation Form to Management (sent to you upon HOA approval for installation).

V. Policy

Homeowners agree that electric vehicle charging is permitted only within the homeowner's garage. Charging in driveways is prohibited.

Violations of these Guidelines may result in written warnings, fines or other enforcement actions as provided in the HOA's governing documents. The HOA Board may amend these Guidelines as needed, incompliance with state and local regulations, to reflect changes in law, technology, or safety standards.