

TOWN AND COUNTRY COMMUNITY CORPORATION

POLICY RESOLUTION NO 2023 - 02

Electric Vehicle Charging Stations

September 25, 2023

WHEREAS the Code of Virginia Section 55.1 – 1819 gives the Board of Directors power to establish adopt, and enforce rules and regulations of the Association, and

WHEREAS, the Code of Virginia Section 55.1 – 1819, states the Association may establish reasonable restrictions concerning the number, size, place, and manner of placement or installation of electric vehicle charging station on the exterior property owned by the lot owner, and

WHEREAS, THE Board of Directors has identified a need to adopt a policy to assure compliance as well as the safe operation and placement of electric vehicle charging stations,

NOW, THEREFORE, BE IT RESOLVED THAT the following policies are hereby adopted by the Board of Directors:

1. Only electric vehicle charging stations which are installed on the front surface of a home are allowed. No “pole type” charging stations will be permitted.
2. A Stafford County required Residential Building Permit must be obtained prior to installing an electrical charging outlet on the exterior of the home.
3. Installment work must be inspected by a Stafford County Inspector upon completion with a hard copy of the inspection permit supplied to the Board of Directors.
4. A notarized statement from the legal owner of the property that indemnifies and holds the Association, its Board of Directors, its committees, and its agents harmless from liability, including reasonable attorney fees incurred by the association resulting from a claim arising out of the installation, maintenance, operation, or use of such electric charging station shall be presented to the Board of Directors before installation.
5. The lot owner must obtain and maintain insurance covering claims and defenses of claims related to the installation, maintenance, operation, or use of the electric vehicle charging station which includes the association as a named insured on such policy.
6. The extension cord must always remain coiled on the front wall of the unit when the unit is not actively charging.
7. The Town and Country “Request for Improvement/Modification of Property” must be submitted to the Board of Directors for approval before any work is begun.