

Timbercrest Homeowners Association, Inc.

P.O. Box 442
Sewell, New Jersey 08080

Policy on Electric Vehicle Charging Stations

This document sets forth the policy of the Timbercrest Homeowners Association (“the Association”) as it pertains to electric vehicle charging stations that are for the exclusive use of a unit owner. This Statement will be incorporated into the Association’s Rules and Regulations, which were originally adopted by the Association’s Board of Directors at its regular meeting on April 21, 2009, and were amended and adopted by the Board of Directors at its regular meeting on 6/19/24.

ARTICLE 1: General

- Applications to install an electric vehicle charging station must be made to the Association in writing. The Association will have up to 60 days to approve or deny the application which shall be in writing.
- Installation of any electric vehicle charging station must comply with the Association’s architectural standards.
- Any electric vehicle charging station must be installed inside the garage and shall not be installed on the exterior of the dwelling or the front of the property.

ARTICLE 2: Requirements

- All electric vehicle charging stations shall meet applicable health and safety standards and requirements imposed by State and local (Mantua Township/Gloucester County) authorities as well as all other applicable zoning, construction, land use or other ordinances or permits.
- The Association is not responsible for any determinations made by the State, County or Township as it relates to applications for permits to install an electric vehicle charging station.
- The unit owner must:
 - Engage a licensed electrician to install all necessary electric lines and electrical infrastructure in compliance with the Association’s architectural standards.
 - Within 14 days of approval and prior to installation, obtain and maintain at all times, while the electric vehicle charging station is in place, insurance protecting the Association and the other unit owners from damage as a result of the existence and operation of the electric vehicle charging station, and provide evidence of insurance specifying that insurance covers the electric vehicle charging station in the amount required.
 - Pay for the electricity usage associated with the electric vehicle charging station.

- Pay for the reasonable charges imposed by the Association to recover the costs of the review and approval of an application for the installation of an electric vehicle charging station, including, without limitation, reasonable engineering and legal fees.
- The Association may deny an application for the installation of an electric vehicle charging station if the Association reasonably concludes that the electric vehicle charging station constitutes a life-safety risk.

Additional information can be found at N.J.S.A. 45:22A-48.4 or by contacting the Commissioner of Community Affairs.

TIMBERCREST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS

Dated: 6/18/24 Bartman C. Lehl

Dated: 6/18/24 Hampton Justice V.P.

Dated: 6/18/24 Dorthy Fish

Dated: 6/18/24 Kenek Henry

Dated: _____