

Diamond Farm Homes Corporation
Guidelines for Installation and Use of Electric Vehicle Recharging Equipment
September 29, 2021

I. Governing Law

The guidelines developed herein are based on State of Maryland legislation under Real Property, §11B-222.8 –Electric Vehicle Recharging Equipment, HOAs.

II. Definitions

For the purposes of this document, the following terms will be used:

- A. EV: a passenger vehicle that runs solely or partly using an electric engine whose battery is rechargeable.
- B. Level 1 Charging: electric charging of a vehicle in which the system is plugged directly into a grounded electrical outlet rated for 15 amperes at 120 volts.
- C. Level 2 Charging: electric charging of a vehicle that requires a dedicated 240-volt circuit and is rated for 30-50 amperes.

III. General Guidelines

- A. Diamond Farms Home Corporation (DFHC) will not prohibit or unreasonably restrict the installation or use of electric vehicle recharging equipment for a parking space designated for use by a particular owner.
- B. DFHC residents who own EVs and intend to charge them at their designated parking spot shall register their EV with the HOA.

IV. Level 1 Charging Guidelines

- A. Level 1 cords must be plugged into an outdoor outlet rated for 15 amperes at 120 volts. Cords must not be plugged into interior outlets or any outlet that is not rated as above.
- B. Level 1 charging cords must be covered using heavy duty cable covers that are visible to pedestrians to prevent tripping hazards.
- C. The use of extension cords to charge EVs is prohibited.
- D. Level 1 charging equipment should be put away and not visible when not in use.

V. Level 2 Charging Guidelines

- A. Installation of level 2 equipment is considered to be an exterior alteration; therefore, it requires approval from the Architectural Control Committee. Decisions on applications for installation shall be rendered within 60 days.
- B. Applications must specifically state that the DFHC owner will agree to:
 - 1. Comply with relevant building codes and safety standards to maintain safety,
 - 2. Use a licensed electrician to install the level 2 equipment,
 - 3. Pay for the electricity usage if the charging equipment is metered separately
 - 4. Pay for the installation costs for the charging equipment, and
 - 5. Pay for damage costs resulting from the installation, maintenance, repair, removal, or replacement of the recharging equipment.
- C. Level 2 equipment shall be installed on the exterior front wall of the home close to the electrical panel that will provide the source of electricity. Per MD law, charging station outlets and connector devices shall be near the electric meter on the exterior wall and between 36 and 48 inches from the surface where mounted.
- D. Level 2 equipment may not be installed:
 - 1. On the parking lot pavement,
 - 2. On the sidewalk where it impedes the normal use of the area, and
 - 3. On any front yard area facing the street.

- E. Level 2 charging cords must be covered using heavy duty cable covers that are visible to pedestrians to reduce tripping hazards.
- F. The use of extension cords to charge EVs is prohibited.

Adopted September 29, 2021

Laura Tierney

Laura Tierney, President, DFHC