

SECOND WALNUT CREEK MUTUAL

MEMO re Application to Permit Charging of Vehicles

- I. Introduction. The purpose of this Memo is to assist Members of SWCM seeking permission to use Mutual electricity to charge a vehicle.

The Mutual wishes to facilitate charging of vehicles in common area carports. However, this is complicated by the age of the Mutual's electric system, the inability to meter individual use and the need for cooperative action by residents to share and avoid damage to the circuitry. If it proves too difficult to surmount these obstacles the Mutual may be forced to revise its Policies or even prohibit charging in the carport or completely.

Accordingly, this approval may be canceled by the Board at any duly noticed meeting. You should not purchase an EV or PHEV relying on the availability of carport charging or use of Mutual electricity.

Members and others may charge their vehicles at GRF metered charging stations located at the Fitness Center, the Event Center and Gateway Administration building.

- II. Application. To apply for apply for permission, you must do the following:
- A. Review Policy 6.6.2, which is attached to this Memo.
 - B. Contact MOD to review the wall plugs in your carport and replace as necessary (no charge to you) .
 - C. Contact all other Members using the carport in which you will be charging to explain that all must coordinate charging of their vehicles (including golf carts) so that only one is charging at a time, to avoid tripping the circuit and damage to the Mutual's electric system.
 - D. Complete the Application and Agreement attached to this Memo, sign it, return it to Rita Tsai, MOD, 800 Rockview Lane, Walnut Creek 94595, enclosing:
 - (1). The required payment of \$150 for an EV and \$75 for a PHEV for the first quarter after the grace period (see Note 1 below)
 - (2) The required certificate of insurance with limits of \$1 million, naming SWCM as an additional insured and providing for notification to Mutual of lapse.

III. Decision. Upon receipt of the complete application and check, the Board will decide whether to approve the application. The decision will be emailed to you if you have provided an email address; otherwise it will be mailed.

Note 1: Currently, charges are \$50 per month for EVs and \$25 per month for PHEVs, payable in advance each calendar quarter. If approval is granted after commencement of a quarter there will be no charge for that quarter and the payment will be credited to the amount due for the next full quarter commencing on Jan. 1, April 1, July 1 or October 1. The Board may increase charges after providing 30 days written notice to the above email or residence address.

APPLICATION AND AGREEMENT FOR USE OF SECOND WALNUT CREEK MUTUAL ELECTRICITY TO CHARGE VEHICLE

CARPORT SPACE _____ / _____
BLDG ADDRESS/ENTRY _____ / _____
EV or PHEV LICENSE - CA _____ EV OR PHEV? _____
MAKE/YEAR _____ / _____ MODEL/COLOR _____ / _____
BATTERY SIZE _____ KWh
GOLF CART REGISTRATION # _____ COLOR _____

The Undersigned applicant hereby applies for permission to use the Second Walnut Creek Mutual (SWCM)'s electricity per Policy 6.6 and represents and agrees as follows:

The Undersigned: _____
is the Member or Designated Occupant residing in SWCM at _____
_____, unit # _____
email address: _____

- shall use an OEM (original equipment manufacturer) charger supplied with the EV or PHEV, not to exceed a maximum current draw of 8 AMPS of Mutual electricity at 110 VAC.
- has contacted all owners of spaces within the carport to discuss and, as necessary, to arrange for coordinated usage of electricity to charge one vehicle at a time, to avoid tripping the circuit.
- has obtained and will maintain liability insurance with limits as required by the Board (currently \$1 million), naming the Mutual as additional insured and providing for notice to Mutual of cancellation. Certificate of insurance is attached.
- shall not use the electricity for a trickle charger of a starter battery for an internal combustion vehicle
- shall comply with the provisions of Policy 6.6 as amended from time to time, including Policy 6.6.2 (the "Policies")
- shall pay the charges established from time-to-time by the Board of Directors
- shall indemnify the Mutual for any damage arising from or related to the use of its electricity

Violation or breach of this Agreement or the Policies, after a written warning sent to the above residence, may result in rescission of this Agreement, fines and/or other discipline imposed in accordance with the Governing Documents of the Mutual, including fines of \$200 for a second violation and \$500 for each subsequent violation.

Dated: _____, 20____ Dated: _____, 20____

SWCM (approved/denied)

The Undersigned Applicant

By _____

(Signature)

Its _____

(Print Name)

6.6.2 Charging Vehicles (golf carts or electric cars)

A Designated Occupant (hereafter "Member") may apply for permission to use Mutual electricity for Type 1 electric car charging (120 VAC) at a maximum of 8 Amps at 120 VAC or for golf cart charging, which the Mutual Board may grant if the Member complies with subsections (a) - (g) below and if safety and other concerns are satisfied.

- (a) the Member has obtained liability insurance with limits as required by the Board from time to time, has named the Mutual as an additional insured and has provided for the Mutual to receive notice of cancellation of the policy.
- (b) the Member must arrange with MOD to review the wall plug to be used and to replace it as necessary to comply with Mutual standards.
- (c) any car using electricity for Type 1 electric car charging shall have a maximum current draw of 8 AMPS at 120 VAC. This is the maximum current draw for a car on a single 15 Amp circuit in any SWCM Carport.
- (d) The owners of vehicles wishing to charge in any one carport must (i) coordinate with each other to only charge one vehicle at a time and (ii) avoid tripping the circuit.
- (e) External "trickle charging" of starter batteries for internal combustion vehicles is not allowed.
- (f) Member must sign the standard form agreement
- (g) As consideration for the electricity used, Member must timely pay the amounts determined from time to time by the Board.