



ELECTRIC VEHICLE CHARGING STATION

For units with garages only

MANCHESTER PERMIT REQUIRED

An Electronic Vehicle Charging Station (EV charger) must be installed by a licensed electrician who adheres to the strict quality, permitting, and inspections required by local authorities.

The capacity of a home EV charger depends upon your needs, your car, and your home's electrical system.

It is understood, that the unit owner, or subsequent owner, is **RESPONSIBLE** for the installation, maintenance, repair, replacement, or removal of this improvement, and it is **NOT THE RESPONSIBILITY** of Leisure Village West Association.

Charging of the electric vehicle must be performed on the driveway outside of the garage!

ITEMS TO CONSIDER

1. Charger Level -- voltage/amp
 - a. Level 1 (110Volt 15Amp) will only fully charge the electric vehicle in 2 to 3 days.
 - b. Level 2 (220/240Volt 50Amp) will fully charge overnight
2. Cables – tethered and untethered
 - a. Tethered cables are fixed to the charging point – more convenient
 - b. Untethered cables require the driver to carry their own cable and plug it into the charger
3. Cable length – 20 feet or longer – as charging of the electric vehicle must be performed on the driveway outside of the garage.
4. EV charger must meet the industry safety standards – Underwriters Laboratories (UL) and Intertek (ETL) certification
5. Electrical circuit must have surge protection for the EV charger
6. Wi-Fi connectivity – (unnecessary for most EV drivers) but can provide the following:
 - a. Track energy used and calculate the cost of the electricity
 - b. Allows you to set a charging schedule
7. Possibly can take 4 to 8 weeks from first contacting an Electrician to when the job is completed.

INSTALLATION

1. Must be installed inside the garage and by a licensed and insured electrician.
2. Charger must be hardwired to prevent nuisance tripping.
3. The vehicle must be charged on the driveway, and the charging cable must NOT be located on the Village common property.

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

SPECIFICATION NO. 4_6

LVW Permit Required

Board Approved: July 3, 2024

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INSTALLER

Installation must be made by a qualified contractor who is registered with the Division of Consumer Affairs. Such contractor must furnish the Leisure Village West Association office with a **current certificate of insurance before unit owner can apply for a permit, and before any work can begin.**

It is requested that the unit owner, or subsequent owner, notify the Architectural Committee Volunteer (name and phone number shown on the face of PERMIT) when EV Charger installation has been completed. The Volunteer reserves the right to view all such EV Charger installations during work-in-progress, and upon completion.

TERMS & CONDITIONS

A copy of the TERMS & CONDITIONS, as attached to the resident's permit, applies to all of the above.

Board Approved: July 3, 2024

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

TERMS & CONDITIONS

PERTAINING TO APPLICATION FOR PERMIT TO INSTALL IMPROVEMENTS

PERMISSION TO INSTALL IMPROVEMENTS SHALL BE LIMITED TO THE ITEMS SPECIFICALLY SET FORTH AND IS GRANTED UPON THE FOLLOWING CONDITIONS, VIOLATIONS OF WHICH SHALL BE GROUNDS FOR RESCINDING OR REVOKING THE PERMISSION GRANTED.

1. The specified improvements must be located as shown on the plan or diagram or specification attached as an essential element of the permit.
2. Any work performed in an owner's unit or on the common area, including foundation planting beds outside the unit, is subject to all State laws, Municipal ordinances, and Association regulations.
3. If any work, installation, or improvement, whether approved or unapproved, causes any damage to any Unit, the General Common Elements, or Limited Common Elements, the Unit Owner(s) associated with **the work improvement shall be solely responsible for the same. By installation of any improvement**, whether approved or unapproved, the Unit Owner(s) agree, for themselves and for their successors and assigns, to indemnify, defend and, hold the Association harmless with respect to any claim, damage or any injury to any person or thing related to the improvement and/or the installation, modification, maintenance, use or removal of the improvement.
4. By the execution and acceptance of this permit and its terms and conditions the owner understands that the installation, when completed, and then forming a part of the Common area, will not be insured by the Leisure Village West Association against, any loss or for any Indemnification.
5. The owner acknowledges that the responsibility to repair and maintain said improvement rests solely with the owner and does not and will not be the responsibility of the Leisure Village West Association.
6. All work will be subject to inspection by Leisure Village West Association. The owner together with the contractor or workman will be responsible for any deviations from the approved permit and will be required to make any necessary corrections at the owner's expense.
7. The inspection is for the sole purpose of verifying the owner's compliance with the plans, diagram and/or specifications and is not intended to warrant the quality, correctness or compliance with contracts or codes of any work performed. The Association accepts no liability should the installation be improperly installed or if the installation causes damage to the unit, another unit, or the common elements.
8. Work improvements cannot be performed without approved permits from Leisure Village West Association and proper permits if required for Building, Electrical, Plumbing, etc. from Manchester Township Bureau of Inspections or County and be in compliance with all State laws and municipal ordinances.
9. For the protection of the owner and the Leisure Village West Association, the services must be performed by a licensed contractor with proper insurance coverage, unless otherwise indicated with the Specification.

OWNER - Please keep this for your records

(T&C) Board Approved: March 6, 2024