

THE LAKES AT MERCER ISLAND HOMEOWNERS' ASSOCIATION
ELECTRIC VEHICLE CHARGING STATION GUIDELINES

Adopted June 2023

PREAMBLE

The Declaration of Covenants, Conditions and Restrictions of The Lakes at Mercer Island Homeowners Association (“CC&Rs” of the “Association”) provides for an Architectural Control Committee (“ACC”) appointed by the Association’s Board of Directors. The ACC is tasked with establishing standards for the construction and external appearance of structures on homeowner lots within The Lakes. Such structures include permanent installations of electric Vehicle Charging Stations (“EV Stations”)¹. Washington Law permits a homeowners’ association to establish reasonable restrictions on the installation of EV Stations (RCW 64.38.062). Homeowners are required to apply to install an EV Stations and receive the ACC’s approval before installing such a Station.

1. Application of Policy:

- a. This Policy applies with respect to the installation of an EV Station that is installed wholly or in part exterior to the house.
- b. The installation of an EV Station requires the prior written approval of the ACC in the same manner as other exterior modifications. (See, e.g., Article II, Section 5, and Article VII of the CC&Rs).
- c. Homeowners must submit an installation application to the ACC prior to the installation of any EV Station, providing all details requested in the application. The ACC shall apply the terms of these Guidelines when considering whether to approve or deny the application. These Guidelines and the application are posted to the Association’s website at www.thelakesmi.com under the ACC tab.

2. Installation Requirements and Restrictions:

- a. The proposed location of an EV Station should balance the goals of efficient access and minimizing visibility to neighboring properties.
- b. EV Stations that are mounted to the house should blend into the architectural features and colors that harmonize with the house.
- c. Free-standing EV Stations must be housed in a screening structure that is similar to the house, considering compatibility of architectural features and colors that harmonize with the house. Permanent landscape screening may also be used.
- d. When not in use, hoses, handles, and extension cords used for charging a vehicle in the driveway must be neatly coiled or stored with minimal visibility and neighboring properties.

¹ Temporarily installed EV Stations are not allowed unless approved by the ACC in advance of locating it in the exterior of a property. (See Art. VII, Section 2.)

- e. No more than two EV Stations (either separate units or as a combined unit) per house will be approved, absent compelling circumstances that prevent alternating vehicles for charging.
- f. The homeowner must engage an electrical contractor familiar with the standards for the installation of EV Stations and obtain any required electrical or other permit or approval required by the City of Mercer Island.

The Association reserves the right to grant variances in the specific context of each application. The decision to grant a variance in one instance does not create the requirement that the Association must grant a variance in other instances.

This policy is intended to provide guidance to homeowners and does not in any way limit the ACC or Association's ability to take actions or condition approvals in a manner consistent with their authority under the Association's governing documents.