

PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION
Electric Vehicle Charging Station Policy
RESOLUTION 2023-02

WHEREAS, the Pagosa Lakes Property Owners Association was incorporated under the laws of the State of Colorado on February 29, 1972, and;

WHEREAS, the Declaration of Restrictions for the Pagosa Lakes Property Owners Association, allow for the Association to implement Policies for the Association

WHEREAS, the Colorado Common Interest Ownership Act (as amended through 2023), Section 38-33.3-302, state the Association may exercise any powers necessary and proper for the governance and operation of the Association.

WHEREAS, The Pagosa Lakes Property Owners Association (PLPOA) is in recognition of the concerning energy efficiency in the state of Colorado and electric vehicles continue to surge in popularity.

NOW THEREFORE, be it resolved, the Board of Directors hereby adopts the following electric vehicle charging station policy for the Association: For purposes of this policy, an electric vehicle charging station is a level 1 of Level charging system as defined in C.R.S. Section 38-33.3-106.8(7).

1. Single-family and Duplex residences are authorized to install an electric vehicle charging station without seeking ECC approval. However, these charging stations must be accessible from an existing approved driveway, garage or parking pad.
2. No electric vehicle charging station may be installed in a location that would result in its use while a vehicle is parked on the grass or any surface other than the approved driveway or parking pad. If the electric vehicle charging station will not be accessible without parking the vehicle on the grass or other area not approved for parking, the owner must submit for a project permit from the ECC to establish access to the station for their vehicle.
3. Sub-Associations of multi-family housing within PLPOA are responsible for developing their policies and following HB 23-1233 for installation of electric vehicle charging stations. The installation of electric vehicle charging stations in communities with multi-family units must be reviewed by the ECC and a permit obtained if the electric vehicle charging station will be located outside of a garage. The application must show the location of the electric vehicle charging station in parking area, a photo of the electric vehicle charging station to be installed, how the electricity is to be installed and how disturbed earth is to be put back into original condition. ECC approval is required whether the electric vehicle charging station is to be installed by a sub-association or by an owner or other resident.
4. Commercial properties within the PLPOA wanting to install electric vehicle charging stations, may do so without a permit as long as additional parking is not being created. If the commercial property is being developed, the installation of charging stations is encouraged and should refer to local County building codes.

5. PLPOA will determine when there is a demand for the electric vehicle charging stations within the Association to determine when to consider installing them on common area parking lots.

PRESIDENT'S AND SECRETARY'S CERTIFICATION: The undersigned, respectfully being the President and Secretary of the Pagosa Lakes Property Owners Association, a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at duly called and held meeting of the Board of Directors of the Association on JULY 13, 2023 And in witness thereof, the undersigned have subscribed their names.

By: 
Dan Mayer, President

Attest: 
Danny Musgrove, Secretary