



Definitions:

Electric vehicle (EV): a vehicle that is either powered solely by batteries or by batteries in combination with another power source, the latter commonly referred to as a plug-in hybrid electric vehicle (PHEV).

Electric vehicle charging system (EVCS): a system that is designed to deliver electricity from the power grid into one or more electric vehicles for the purpose of recharging EV batteries. For plug-in vehicles, the EVCS may be little more than a cord that connects to a normal electric outlet.

Common Area EV Charging Stations:

The Common Area EVCS shall be used in the following manner:

- As many residents rely on this service, we must ensure that everyone has equal access to it. Therefore, vehicle charging is **STRICTLY LIMITED to 4 hours per calendar day**. Automatic fines will be applied for each violation of this rule. Please see the Fines section of this policy for more information.
- You will need to download the ChargePoint phone app in order to use the charging station. Please contact management@keolalai.com for the link to request access to our charging station.
- **The EVCS is for the exclusive use of registered resident vehicles while actively charging.** Visitors, contractors, and non-resident owners (owners with rented units) are not permitted to use the charging station. Immediate fines of \$100 per violation will be applied.
- A vehicle must be properly registered (including make, model, color, and license plate) with Management in order to use the charging station.
- The charging system will be made available only on a first-come, first-served basis. Residents are advised the EVCS might not always be available, accessible, or operable.
- Any vehicle using the charging station shall be properly parked in the designated stalls.

Payment & Fines:

Charging rates are 20-30% higher than the average 3-month electricity rate from HECO per kWh after operational costs. The price per kWh is updated quarterly.

Vehicles that exceed the 4-hour time limit will **be automatically charged \$25 PER HOUR** (or portion thereof) directly through the ChargePoint app.

Vehicles that remain in the EV charging station for 5 or more hours, or after fully charged, regardless of time, will receive **additional fines**. The first and second instances will receive "friendly reminders", a third violation of this time limit will result in a \$75 fine, a \$150 fine for the fourth violation, and a \$500 fine for the fifth and subsequent violations.

Frequent violations of this policy may result in charging privileges being paused or revoked, or the vehicle being towed at the expense of the vehicle owner.

ChargePoint Troubleshooting:

For assistance with the ChargePoint app, please visit: <https://www.chargepoint.com/resources/drivers/using-chargepoint-mobile-app>



Individual EV Charging Stations:

Owners desiring to install their own EVCS in a Keola Lai parking stall must first request and receive written consent from the Keola Lai Board of Directors. The Board's objective is to ensure personally owned EVCS are installed and operated safely and that Keola Lai's electrical system and other common elements won't be overloaded or damaged when electrical vehicles on the property are charged. The Board intends to ensure that the AOAO does not bear any of the costs of installing, operating, and maintaining personally owned EVCS. Electricity used by EVCS shall be reimbursed to the AOAO.