MARKUP #1 ->

ISSUE #1

Section 1: [2026 Rules and Regulations, Architectural Standards - Exterior Modifications & EV Equipment] Prohibition

All electrical wiring, meters, and charging equipment installed on a Lot or the exterior of a dwelling or garage must be completely concealed within the interior walls of the garage. No electric vehicle charging station, pedestal, or exposed conduit may be mounted on the exterior wall of a residence, driveway, or assigned parking space without a variance granted by the Architectural Control Committee, and the Owner must furnish a $1,000,000 general liability insurance policy naming the Association as an additional insured.

Section 2: [Collection Policy (Adopted June 15, 2022), Sections 3 & 5] Automatic Referral to Collection Counsel and Ad

Any account remaining unpaid sixty (60) days after the due date shall be turned over to the Association's collection attorney for Demand and Eviction action. Upon referral to the attorney, all legal fees, administrative turn-over fees, and demand letter charges billed by the management company or attorney shall be automatically assessed to the Owner's account and must be paid in full before the Association will accept any partial payment toward regular assessments.

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE | BOARD & COUNSEL REVIEW

Sec. 1 (p. 1): Clause prohibits or unreasonably restricts the installation of electric vehicle (EV) charging equipment in violation of the Illinois Electric Vehicle Charging Act.

Statutory / Legal Reference: 765 ILCS 1085/30 (P.A. 103-53)

Statutory Comparison: Under Section 30 of the Illinois Electric Vehicle Charging Act (765 ILCS 1085/30), any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a condominium or common interest community, and any provision of a governing document, that effectively prohibits or unreasonably restricts the installation or use of an electric vehicle charging system is void and unenforceable. Applications must be processed within 60 days or are deemed approved.

CURRENT WORDING IN DOCUMENT:

walls of the garage. No electric vehicle charging station, pedestal, or exposed conduit may be mounted on the exterior wall of a residence, driveway, or assigned parking space without a variance granted by the Architectural Control Committee, and the Owner must furnish a $1,000,000 general liability insurance policy naming the Association as an additional insured.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to the Illinois Electric Vehicle Charging Act (765 ILCS 1085/30), Owners are permitted to install and use an Electric Vehicle Charging System in their unit or assigned parking space at the Owner's expense, subject to reasonable safety and insurance requirements. Any application not denied in writing within sixty (60) days of receipt shall be deemed approved.