

**3/4 VOTE RESOLUTION “F”
RESIDENTIAL STRATA LOT OWNERS
BYLAW AMENDMENT
ELECTRICAL VEHICLE CHARGING**

(Section 128(1)(c) of the Strata Property Act)

(NOTE: Amendments to the Strata Corporation’s bylaws will only be adopted if both the residential strata lot owners and the non-residential Strata lot owners pass the applicable 3/4 Vote Resolutions)

WHEREAS The Owners, Strata Plan EPS 2687, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan EPS 2687, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote of the Owners of the Residential Strata lots of The Owners, Strata Plan EPS 2687 (the “Strata Corporation”), pursuant to section 128(1)(c) of the *Strata Property Act*, that the following be adopted as a Bylaw 43 of the Strata Corporation:

“Electric Vehicle Charging Stations

- 43 (1) *An Owner (the “EV Owner”) who has the exclusive use of a parking stall (the “EV Parking Stall”) may request written consent from the Strata Council to install electrical supply, distribution and an associated electrical outlet accessible to the EV Parking Stall for the purpose of charging an electric vehicle in the EV parking stall. In making such request, the EV Owner will provide to the Strata Council a written description of the proposed charging equipment (the “charging Equipment”), the proposed design and installation, and any other documents or plans requested by the Strata Council;*
- (2) *The Strata Council will grant consent pursuant to Bylaw 43 (1) provided that:*
- (a) *The Strata Council is of the opinion that its existing systems will support the Charging Equipment; and*
 - (b) *The EV Owner signs an Alteration and Indemnity Agreement on terms to be determined by the Strata Council, including but not limited to the following:*
 - (i) *The EV Owner will pay for all costs related to the installation of the Charging Equipment and will pay for the cost of future repairs, maintenance, and upgrades to the Charging Equipment;*
 - (ii) *The EV Owner will obtain all necessary permits;*
 - (iii) *The EV Owner will comply with all applicable laws;*
 - (iv) *The EV Owner will comply with all bylaws of the Strata Corporation;*
 - (v) *The EV Owner will retain qualified contractors for the purpose of installing the Charging Equipment; and*

- (vi) *The EV Owner will indemnify and save harmless the Strata Corporation for any costs, loss or expended of whatever kind which the Strata Corporation may sustain in connection with the installation and use of the Charging Equipment;*
- (3) *Upon Installation of the Charging Equipment:*
- (a) *If in the opinion of the Strata Council the Charging Equipment can be removed with minimal damage to the common property, the EV Owner will be the Owner of the Charging Equipment, and:*
 - (i) *May remove the Charging Equipment ad any time; and*
 - (ii) *Upon sale of the Strata lot Owned by the EV Owner:*
 - (A) *The EV Owner may transfer the Charging Equipment to the new Owner of the Strata lot; or*
 - (B) *Must remove the Charging Equipment upon request from the Strata Corporation.*

Provided that the EV Owner will promptly restore any damage to the common property upon such removal of the Charging Equipment, and provided that the Strata Corporation will own the Charging Equipment if the EV Owner does not remove the Charging Equipment, in accordance with Bylaw 43 (3) (a) (ii) (A), above;
 - (iii) *If in the opinion of the Strata Council the Charging Equipment cannot be removed without damaging the common property, the Strata Corporation will be the Owner of the Charging Equipment;*
 - (iv) *Any writing required for the purpose of the Charging Equipment will be owned and maintained by the Strata Corporation;*
- (4) *All electricity costs of the Strata Corporation with respect to the charging Equipment will be dealt with as follows:*
- (a) *The Strata Corporation will charge to the EV Owner a user fee or fees set by a ratified rule on account of the use of electricity and other costs with respect to the Charging Equipment.”*

By adding Bylaw 43, all Bylaws are here-by re-numbered sequentially.

END OF RESOLUTION