



Four Turnberry Place

ELECTRIC VEHICLE CHARGING RULES AND REGULATIONS


These Rules and Regulations for Electric Vehicle Charging (“*EV Charging Rules*”) are hereby implemented for the development known as Four Turnberry Place (*the “Association”*) to supplement the restrictions contained in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Four Turnberry Place (*the “Declaration”*) relating to electrical vehicle charging (*the “Charging Service”*).

WHEREAS, subject to the provisions of the Declaration, each Owner, such Owner’s Family, household members, guests, employees, invitees, lessees and/or guests of any of the foregoing (“*Governed Individuals*” and “*Users*”) shall have a non-exclusive use and enjoyment of the Common Elements with restrictions which include, without limitation:

- a. The right of the Association to consent or otherwise cause the construction of additional Improvements on the Common Elements and to consent or otherwise cause the alteration or removal of any existing Improvements on the Common Elements; and
 - b. The right of the Association, acting through the Board, to establish uniform Rules and Regulations for use of the Common Elements and to regulate the use, maintenance, repair, replacement, and modification of the Common Elements.
1. *Effective Date.* These EV Charging Rules were duly adopted by the action of the Board of Directors and shall be effective **November 6, 2023** and shall apply thereafter until these rules are amended, modified, or a new policy is adopted.
 2. *Applicability.* These EV Charging Rules shall govern the conduct and activities of, and be binding upon, every Governed Individual. Each Owner is responsible for any violations of these EV Charging Rules by a Governed Individual. These EV Charging Rules shall apply to any additional charging stations that may be installed at the Board’s discretion. The charging stations are not open to the public.
 3. *Location.* Existing electric vehicle chargers located in the garage will be decommissioned November 6, 2023 and replaced with two (2) dual-port wall-mounted electric vehicle charging stations located on the West Valet Platform.
 4. *Equipment Specifications.* Four (4) charging ports will be available with the capability of future expansion. The chargers are Level 2 32 Amp 240V, AC. Level 2 charging equipment is compatible with all-electric vehicles and plug-in electric hybrid vehicles. Teslas have proprietary charging ports which require a User supplied J1772 adapter to enable use of these non-Tesla charging stations. The Association will not supply, nor is it responsible for, any loss, maintenance, or damage to, or relating to, any User supplied adapter or similar equipment.
 5. *Rates.* Rates are \$0.20/kWh plus sales tax and an activation fee of \$1.25 per charging session. Rates are subject to change at the Board’s discretion without notice. It is the User’s responsibility to check the current pricing policy listed on the station port screen in the EV Connect application prior to requesting the Charging Service.



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6. *Hours and Availability.* Electric vehicle chargers shall operate 24 hours per day / 7 days per week excluding Interruptions of Service. Electric vehicle charging stations are not guaranteed to be available and their use shall be on a first come first served basis. Advanced reservations for use of the electric vehicle charging stations are not permitted and the vehicle must be on property when the request for charging services is made. In the event of high demand, a full charge is not guaranteed and charging priority shall be given to Residents over Guests or Invitees. If at any time there are more vehicles requiring charging services than charging spaces available, vehicles will be charged for the minimum of four (4) hours, then switched out to accommodate more Users.
7. *Guidelines.*
 - a. *Account Setup.* Each User must create an account with EV Connect to utilize the Charging Service. Users must download, register, and login to the mobile app, available for free at the Apple and Google Play stores, in advance of any request for Charging Services. **Download the EV Connect app with this symbol to begin:** 
 - b. *Account Management.* Users can manage their accounts via the mobile app or web portal. Notifications can be turned on from the account page to receive an SMS text and/or email once charging is complete. The EV Connect mobile application also allows Users to access charging on any EV Connect partner network.
 - c. *Billing.* An active credit card must be kept on file with EV Connect. All charges will be billed through the EV Connect account and the card on file will be automatically charged. Any EV charges must be paid promptly or EV charging privileges may be suspended. Users are responsible for the payment of all fees owed to EV Connect or the Association in connection with use of their registered account or RFID fob. In order to prevent fraudulent charges, it is the User's responsibility to contact EV Connect immediately in the event of (i) the loss or theft of their RFID fob or (ii) any other circumstances that could lead to the unauthorized use of their account.
 - d. *RFID Key Fobs.* An EV Connect RFID fob is required to be attached to the keys provided to Valet personnel. Each Unit with an electric vehicle will receive their first EV fob free of charge upon request. Additional EV fobs may be purchased from the Management Office for \$5.00/each or ordered directly from EV Connect through their application for \$7.50/each. **Once the User account is created, EV fobs can be registered by clicking the "Add Key Fob" button on the account page.**
 - e. *Use.* The charging stations shall be used and controlled solely by Four Turnberry Place Valet or Engineering personnel. To request the Charging Service, Users shall bring their vehicle to the Valet circle and speak to the Valet on duty. Requests can also be made by calling the Front Desk at 702-732-7024 if the vehicle and keys are on property.
 - f. *Charging Protocol.* Valet personnel will move the vehicle to one of the designated electric vehicle parking spaces and connect the vehicle to the charging station. Valet personnel will activate the charging port with the User's EV fob to begin charging the vehicle. Valet will monitor the charging progress and move the vehicle to the User's assigned parking space once the charging session is complete. There are no additional fees for the vehicle being left on the charging port after it is fully charged.



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8. *No Self-Charging.* The electric vehicle charging stations are located in a restricted parking area for Valet use only. Self-parking is not allowed on any Valet Platform, including electric vehicle charging parking spaces. Use of any personal electric vehicle chargers of any kind, including EV trickle chargers, located in the parking garage or any other location, are expressly prohibited.
9. *Duplicate Keys.* All Owners, lessees, and other persons who use the Charging Services that may be provided by the Association shall at all times retain duplicate vehicle keys. The liability of the Association for keys lost by the valet attendants or other Association employees shall be limited to the cost of making a copy of a key from an existing key. In no event shall the Association be responsible for making new, original, or re-keying/replacing vehicle or Unit locks, or for any damages or claims that may arise as a result of a lost key.
10. *Association Property.* Emergency shut-off switches shall not be touched in any circumstance other than a bonafide emergency. Unauthorized use, tampering, vandalizing, borrowing, or removing any equipment or property owned by the Association is prohibited. Damage to the Association's property by any Governed Individual shall be charged back to the Owner of the associated Unit or deducted from a Common Area Lease Deposit, if any.
11. *Enforcement.* These EV Charging Rules shall be enforced by the Board with the notice and hearing provisions set forth in the Bylaws. Failure to abide by these EV Charging Rules may result in fines or the restriction of the Charging Services as determined by the Board.
12. *Privacy.* Please review the EV Connect Privacy Policy available on the EV Connect app Account page. The Association does not have access to User payment information or account histories. Except as otherwise required by law, EV Connect represents that it shall refrain from sharing confidential login information and any other confidential User information.
13. *Assurances of Legal Compliance.* The Association commits to adhere to all applicable codes, regulations, and laws. Appropriate permits, inspections, and approvals for the equipment installation and operation were obtained by local authorities. Charging Services are accessible to all Users and comply with the Americans with Disabilities and Fair Housing Acts.
14. *Relief.* The Board shall have the power, but not the obligation, to grant relief in particular circumstances from the provisions of these EV Charging Rules for good cause. The Association's failure to enforce any provision of these rules shall not be deemed a waiver of any of its rights, and shall not preclude it from future enforcement.
15. *Interruptions of Service.* User acknowledges that access to the Charging Services may from time-to-time be unavailable to Users, whether because of technical failures or interruptions, intentional downtime for maintenance, or any other reason as determined by the Association or otherwise caused by factors outside the control of the Board. Users agree that any modification of the Charging Services, or interruption or unavailability of access to the Charging Services, shall not constitute a default of any obligations of the Association and the Association shall have no liability of any nature to Users for any such modifications, limitations, interruptions, unavailability, or failure of access.



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16. *Risks of Use.* Users expressly understand and agree that vehicle charging in connection with use of the Charging Service is done at Users' own discretion and risk, and that Users will be solely responsible for any damage to their vehicle or any component thereof that results from use of the Charging Service.
17. *Insurance.* Users must have insurance on all vehicles, consistent with Nevada laws and regulations.
18. *Indemnification.* Users agree to indemnify and hold harmless the Association and its officers, directors, employees, members, and manager from and against any and all claims, demands, liabilities, and actions, including the payment of all legal expenses arising out of or connected with these Terms of Use or use of the Charging Service.
19. *Agreement to Terms of Use.* By using the Charging Services, User acknowledges and agrees to the terms and conditions of these EV Charging Rules and any associated Risks of Use.

For any questions, concerns, or requests for clarification regarding these EV Charging Rules, please contact the Four Turnberry Place Management Office at 702-732-7028 or Manager@fourturnberryplace.com.

Adopted 10.26.2023
Effective 11.06.2023