

ARTESIA

EV PARKING OVERVIEW

All assigned parking stalls at Artesia have access to Level 2 EV Charging

Need to activate your EV outlet? Contact your property manager.

[Rancho Property Management Welcome Package \(Simplified Chinese\)](#)

[Rancho Property Management Welcome Package \(English\)](#)

(From Disclosure Statement)

Each Strata Lot owner who is assigned the exclusive use of a Parking Stall pursuant to a partial assignment of the Parking Stall and Storage Locker Lease will be responsible for purchasing and installing their own Resident EV Charger to charge an electric vehicle in their assigned Parking Stall, subject to the restrictions which include, without limitation, the following:

- (a) the Strata Lot **owner must obtain the approval of the Strata Corporation** prior to installing the Resident EV Charger;
- (b) **the Resident EV Charger must satisfy certain requirements and be approved by the Strata Corporation prior to being installed** (including, without limitation, that the Resident EV Charger must be compatible with the network operated by the electric vehicle network operator designated by the Strata Corporation and must be Open Charge Point Protocol (OCPP) compliant, must be capable of load-sharing and must be registered with the electric vehicle network operator designated by the Strata Corporation at the time it is installed); and
- (c) the Strata Lot owner will be responsible for purchasing, installing, maintaining and repairing such Resident EV Charger at the owner's sole cost and expense;
- (d) the installation of each Resident EV Charger must be carried out by a qualified electrician approved in advance by the Strata Corporation. No owner of a Strata Lot shall use (or permit its tenants or occupants to use) a Resident EV Charger within a Parking Stall assigned to such owner until such owner has activated such Resident EV Charger.

Furthermore, no owner of a Strata Lot shall use a Resident EV Charger within a Parking Stall that is not exclusively assigned to that owner, without the permission of the Strata Corporation.

The electrical infrastructure relating to the EV Outlets will be designed for load sharing with a circuit sharing ratio of 3:1, meaning three adjacent Parking Stalls (each a "Load Sharing Group") vehicle is charging at a time from such Load Sharing Group, and lower if vehicles in two or all three Parking Stalls in the Load Sharing Group are charging at the same time.

It is currently intended that the costs of electricity associated with the use of the Resident EV Charger will be paid by the Strata Corporation and the cost thereof will be recovered from the owners of the Strata Lots by way of annual user fees payable by each owner in respect of each activated EV Outlet of which such owner has use. **It is anticipated that the annual user fee payable in respect of each activated EV Outlet will be \$450.** The strata council of the Strata Corporation may change the amount of such user fee from time to time. If the Strata Lot owner who has the exclusive use of a Resident EV Charger does not wish to use the activated EV Outlet on such Resident EV Charger and so notifies the Strata Corporation in writing, the Strata Corporation has the right to deactivate such activated EV Outlet. Any costs incurred by the Strata Corporation specific to the repair and maintenance of a particular Resident EV Charger will share power from a single electrical circuit connected to the EV Outlets. The power output and electrical efficiency from the EV Chargers in use in a single Load Sharing Group will be greater if only one shall be charged to the Strata Lot owner who has the exclusive use of such Resident EV Charger.



Example of EV outlets: (left two - rough in, right - active)