

A

**RESOLUTION BY FORMAL ACTION OF THE BOARD OF DIRECTORS OF BELLES TERRES  
MASTER HOMEOWNERS ASSOCIATION TO ADOPT ELECTRIC VEHICLE CHARGING POLICY  
PURSUANT TO 765 ILCS 1085/1 et. seq.**

WE, THE UNDERSIGNED, being a proper majority of the Board of Directors ("Board") of BELLES TERRES MASTER HOMEOWNERS ASSOCIATION (the "Association"), at a meeting duly called for such purpose pursuant to the Illinois Condominium Property Act and the Association's Declaration and By-laws, and proper notice having been duly served on the members of the Association, do hereby consent to the following resolution:

WHEREAS, Section 30 of the Electric Vehicle Charging Act (765 ILCS 1085/30) permits the Association to adopt reasonable restrictions on electric vehicle charging systems;

WHEREAS, Article FIVE Section 5.5 of the Association's Declaration provides that the Board shall have the power and authority to adopt rules and regulations pertaining to the operation and use of the Parking Areas;

WHEREAS, the Association's Declaration is silent regarding the installation of electric vehicle charging systems;

WHEREAS, the Board has determined it to be in the best interests of the Association to adopt a policy to regulate applications to install electric vehicle charging systems in designated parking spaces;

NOW THEREFORE, in furtherance of the above stated determinations, objectives and goals, the Board, by resolution, does hereby adopt the following policy related to the Electric Vehicle Charging Act:

See EXHIBIT A, attached.

**END OF TEXT OF RESOLUTION**

This policy shall be effective upon adoption by the Board, notice of which contains the full text of the policy and which conforms to the requirements of the Association's documents and the Illinois Condominium Property Act.

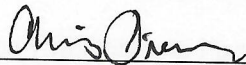
Adopted this 28 day of APRIL, 2026 in AURORA, Illinois.

**CERTIFICATE**

I, the undersigned, hereby certify that I am the duly elected, qualified and acting Secretary of Belles Terres Master Homeowners Association, an Illinois Not-For-Profit Corporation; that I am the custodian of the records and seal of the corporation and that the attached is a true, correct, and accurate copy of the Resolution of the Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affix this corporate seal this 28th day of April, 2026.

Belles Terres Master Homeowners Association

  
\_\_\_\_\_  
Its Secretary

“EXHIBIT A”

ELECTRIC VEHICLE CHARGING POLICY:

**PURPOSE OF STATEMENT:** In compliance with Section 30 of the Electric Vehicle Charging Act (765 ILCS 1085/30) the Board of Directors has adopted this Electric Vehicle Charging Policy Statement for the purpose of protecting the public health, safety, and welfare of the Owners of the Association in connection with permitting the installation of electric vehicle charging systems.

1. The terms used herein shall have the meanings and definitions prescribed to them in Section 15 of the Electric Vehicle Charging Act (765 ILCS 1085/15).
2. Application for the installation of electric vehicle charging systems must be made to the Board of Directors by submission of an architectural review form. A sample or illustrated brochure of the proposed electric vehicle charging system shall be submitted to the Board of Directors as part of an Owner’s application herein and shall clearly depict the system and define the proposed materials to be used. Construction drawings for the specific installation shall also be provided. Drawings shall clearly show all elevations, dimensions, proposed assembly and attachment to the parking structure, proposed installation location relative to the Owner’s designated parking space, and the location of any auxiliary equipment. All applications shall include calculations indicating the electric output of the system.
3. The Board of Directors shall have the sole discretion in approving an Owner’s specific electric vehicle charging system, which shall be submitted with the Owner’s application.
4. 120-volt (Level 1) or 240-volt (Level 2) AC charging stations are preferred, as other types of stations can place a strain on the electrical grid and are typically larger and more noticeable. Direct Current Fast Charging (DCFC) systems are prohibited inside or within ten (10) feet of any residential building.
5. Owners shall not permit electric vehicle charging systems, or any part thereof, to fall into disrepair or to become safety hazards.
6. Owners shall be responsible for maintenance, repair and removal of electric vehicle charging systems and any damage, maintenance, repairs or replacement to any common elements, limited common elements, the electrical grid, or any portion of a dwelling unit or lot as a result of the installation or use of an electric vehicle charging system. Owners shall also be responsible for any such costs or expenses incurred by the Association or another Owner, and shall promptly reimburse the Association or other Owner for the same.
7. Owners shall be responsible for all electric utility costs associated with their electric vehicle charging system, in accordance with 765 ILCS 1085/30(e)(2)(C).
8. Owners shall be responsible for repainting, refinishing, and/or replacement of electric vehicle charging systems as necessary to conform to the color, style, or appearance specifications detailed in the Owner’s Board-approved application described in paragraph (2) herein.
9. Owners shall carry insurance which shall include liability insurance covering any damage or casualty arising from or related to the installation or use of their electric vehicle charging system. Owners’

insurance shall name the Association, its officers, directors, and agents as additional insured parties, and Owners shall provide a certificate of insurance to the Association within fourteen (14) days after approval of installation and annually thereafter, showing that the required coverage is in place. In the event that the insurance required by the Declaration, in the name of the Association, increases directly due to the installation of the charging system, the Owner or Owners possessing such charging systems shall bear any increased costs in such insurance attributable solely to the charging systems, pro rata.

10. Electric vehicle charging systems shall meet applicable standards and requirements imposed by state and local permitting authorities, including meeting the standards UL2202 - Electric Vehicle (EV) Charging System Equipment, UL2231-1 - Personnel Protection Systems for Electric Vehicle (EV) Supply Circuits: General Requirements, UL2231-2 - Personnel Protection Systems for Electric Vehicle (EV) Supply Circuits: Particular Requirements for Protection Devices for Use in Charging System and UL2594 - Electric Vehicle Supply Equipment, developed by the Underwriters Laboratory, 333 Pfingsten Road, Northbrook IL 60062, as may be amended from time to time. Electric vehicle charging systems shall also be certified by any nationally recognized certification agency, as applicable. Owners shall be responsible, at his/her own cost, for any and all applications and permits required by the State, County, or Municipality. Permits shall be submitted to the Board of Directors prior to installation.
11. Electric vehicle charging systems shall only be installed on or appurtenant to the requesting Owner's designated parking space and shall not, upon installation, interfere with the use of any adjacent parking space, walkway, common element, limited common element, or any other Owner's dwelling unit or lot.
12. Electric vehicle charging systems installed on designated parking spaces must be firmly affixed.
13. All electrical lines shall be concealed, if possible, and shall in no event create a tripping hazard. The Board-approved method of installation detailed in the Owner's application described in paragraph (2) herein shall be complied with by Owner and Owner's contractors.
14. Any material used in the electric vehicle charging systems, if flammable, shall be self-extinguishing.
15. The Board of Directors may determine the specific configuration of the elements of an electric vehicle charging system on or appurtenant to a given designated parking space. The Board of Directors' preferred location for electric vehicle charging systems on or appurtenant to a given designated parking space is a location that is least visible from other portions of the common elements, limited common elements, or from any dwelling units or lots.
16. An electric vehicle charging system shall only be installed by an insured professional electrical contractor approved by the Board and licensed or accredited by the Illinois Commerce Commission, in accordance with Ill. Admin. Code tit. 83 § 469.10 et. seq., as well as by any applicable nationally recognized accrediting/licensing authority. Said electrical contractor shall name the Association, its officers, directors, and agents as additional insured parties and shall provide a certificate of insurance to the Association within fourteen (14) days of Board approval of the installation evidencing such insured status. The appropriate credentials of the professional electrical contractor, including electrical contractor's insurance information, shall be submitted along with the Owner's application described in paragraph (2) herein.

17. Installation of an electric vehicle charging system shall not cause or result in an unreasonable disturbance to or otherwise interfere with the use and enjoyment of neighboring parking spaces, lots, and dwelling units (i.e. the installation of an electric vehicle charging system shall not result in unreasonable noise nor shall it unreasonably limit or disrupt surrounding dwelling units' sight lines).
18. All installed electric vehicle charging systems shall comply with the Board-approved plans, the Association's Declaration, rules and regulations, this Electric Vehicle Charging Policy, and the Electric Vehicle Charging Act (765 ILCS 1085/1 *et. seq.*).
19. The Board of Directors may consult with a third-party engineer, electrician, architect and/or other professional to assist the Board of Directors in the review and processing of an application from an Owner pursuant to this Section and/or the review of any system installed following the approval by the Board of Directors of an application submitted by an Owner pursuant to this Section. Any and all costs and fees charged to the Association by any such third-party or otherwise incurred by the Association with respect to such processing and review shall be charged back to the Owner, and if not paid promptly by such Owner shall become a lien on such Owner's lot in the same manner as unpaid assessments, and the Association shall have all of the same rights and remedies available to it for collection of same as are provided in the Declaration, the By-Laws, at law or in equity for the collection of unpaid assessments.
20. Owners shall be solely responsible for disclosing the existence of an electric vehicle charging system and all associated obligations to prospective purchasers of their Lot. Any new Owner who purchases a Lot and associated parking space with an electric vehicle charging system shall be responsible for complying with this Electric Vehicle Charging Policy or for removing the electric vehicle charging system at the Owner's expense.
21. Owners shall be responsible for all costs associated with removal of the electric vehicle charging system and restoration of the designated parking space to good condition, as determined by the Board in its sole discretion.
22. All Owners shall be responsible for complying at all times with the terms of the Electric Vehicle Charging Act (765 ILCS 1085/1 *et. seq.*)

**END OF RESOLUTION**