

ISSUE #1

Section 1: [Article VI, Section 6.9] Parking Spaces and Prohibition on Electrical Modifications

No Unit Owner may install any electrical outlet, conduit, or electric vehicle charging equipment in any assigned or Limited Common Element parking space, and the Board of Directors shall deny any request to connect charging equipment to common area or unit electrical panels.

MARKUP #1 ->

Section 2: [Article V, Section 5.6] Examination of Books and Records

Books and records of the Association may be examined by a Unit Owner only after submitting a notarized affidavit stating a proper purpose approved by the Board of Directors, and the Association shall not disclose the salary or compensation of any employee or management contract pricing.

Section 3: [Article II, Section 2.8] Meetings of the Unit Owners and Requirement of Physical Presence

All Annual and Special Meetings of the Unit Owners must be held in person at a physical location within the District of Columbia, and no Unit Owner may attend, establish quorum, or cast a ballot by electronic transmission or videoconference.

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. Article VI, Section 6.9 (p. 1): Blanket Prohibition on Electric Vehicle Charging Stations in Deeded or Limited Common Element Parking Spaces
Statutory / Legal Reference: D.C. Official Code § 42-1903.05a & DC Right-to-Charge Protections

Statutory Comparison: Under District of Columbia condominium and clean energy statutes, a condominium association cannot enforce a blanket ban prohibiting a unit owner from installing an electric vehicle (EV) charging station at the owner's expense in a deeded or limited common element parking space.

CURRENT WORDING IN DOCUMENT:

[Article VI, Section 6.9] Parking Spaces and Prohibition on Electrical Modifications - No Unit Owner may install any electrical outlet, conduit, or electric vehicle charging equipment in any assigned or Limited Common Element parking space, and the Board of Directors shall deny any request to connect charging equipment to common area or unit electrical panels.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Amend Section Article VI, Section 6.9 ([Article VI, Section 6.9] Parking Spaces and Prohibition on Electrical Modifications - No Unit Owner may install any electrical outlet, conduit, or electric vehicle charging equipment in any assigned or Limited Common Element parking space, and the Board of Directors shall deny any request to connect charging equipment to common area or unit electrical panels.) to conform with D.C. Official Code § 42-1903.05a & DC Right-to-Charge Protections and the manual attorney audit recommendations for McLean Gardens Condominium Association.