

PARKING RULES AND PROCEDURES FOR ENFORCEMENT

LAST REVISION: NOVEMBER 1996

Pursuant to Article 4.5 of the Covenant's, Conditions and Restrictions (CC&Rs) also incorporates Resolution #88-04 "Parking Enforcement Resolution".

There shall be no parking along any street in the Project except in those areas designated as Parking Areas. The term "Parking Areas" shall mean only those portions of the common area individually numbered as resident parking or labeled as "Guest Parking". The street areas are considered as fire lanes and must be kept clear for emergency vehicle use. (Using the street areas for temporary activities such as loading, unloading and washing are permitted as long as the vehicle is attended so that it can be moved immediately.) Those portions of Parking Areas established as "Guest Parking" shall remain as guest parking and shall not be assigned to or used by individual Owners or Residents without the consent of the Board of Directors. Owners must park only in their garage and in their designated Parking Areas. Driveway parking is permitted as long as no part of the vehicle protrudes into a sidewalk or street area.

All Parking Areas shall be used solely for the parking of motor vehicles used for personal transportation. No boat, trailer, camper, motorcycle, golf cart, commercial vehicle, mobile home, other recreational vehicle or any dilapidated vehicle shall be parked or stored in any Parking Area. Garage doors shall remain closed, except when the garage is in use. No part of the Common Area shall be used for repair, construction or reconstruction of any vehicle, boat, or any other item or thing except in an emergency. As long as applicable ordinances and laws are observed, the Board may cause the removal of any vehicle that is in violation of this Declaration.

Residents planning on having overnight guests should obtain a Guest Parking Permit by calling "Parking Control" at **510-986-9393, ext. 22** (24hrs). This permit can be valid for up to 14 days. Owners who wish a longer time for their houseguests must first obtain written approval from the Board of Directors.

The Association will be responsible for routine maintenance of the Parking Areas without additional costs to owners (resurfacing, painting, cleaning, etc.) but if individuals are found to be misusing the Parking Areas, they will be charged for any extraordinary maintenance.

No assigned parking space may be transferred or sold other than in the sale of the unit to which that space has been assigned.

1. Guest Parking: Guest parking (vehicles parked in that group of parking spaces that are individually marked "GUEST") is limited to a period of eight hours but not overnight. If guests will be staying overnight or longer, a resident must make arrangements through "Parking Control" at **510-986-9393** (24 hrs), for the issuance of a Temporary Parking Permit valid for fourteen (14) days. Guest parking in excess of fourteen days must be

pre-approved by the Board of Directors. Vehicles parked in Guest spaces for more than eight (8) hours without a Temporary Parking Permit will be issued a Courtesy Warning Notice. A Guest Parking Pass may be issued to any residence for not more than 14 days within any 90-day period/quarter.

The Board has the authority to take action against any individual who fails to observe these rules including but not limited to the authority to cause offending vehicles to be towed at the owners expense, after first posting all notices required by the City of Alameda related to parking enforcement. The Board will also have the authority to delegate their powers of enforcement to individuals or business entities appointed by the Board to perform these duties.

Parking in Streets: Unattended vehicles parked on any portion of the street impede the free movement of emergency response vehicles and may be ticketed or towed immediately without prior notice, at the discretion of any individual acting on behalf of the Board of Directors, Community of Harbor Bay Isle, the City of Alameda Police or Fire Departments, or any other government agency.

Reserved Parking: Vehicles parked in any reserved (numbered) space without the express permission of the resident who controls that numbered space may be removed without notice at the vehicle owners' expense. Residents will contact Harbor Bay Security to report unauthorized vehicles, and to arrange their removal.

Other: Vehicles parked in violation of any other parking rule will be issued a Courtesy Warning Notice.

2. Vehicles observed in violation of the same parking rule for a second time within 45 days of the issuance of the first Courtesy Warning Notice will be issued a second Courtesy Warning Notice.
3. Vehicles observed in violation of the same parking rule for a third time within 90 days of the issuance of the first Courtesy Warning Notice will be ticketed by the Alameda Police or Fire Department and/or towed without further notice. Vehicle owners will be responsible for all towing, storage and related expenses.