

BAYWOOD VILLAGE MOTOR VEHICLE PARKING RULES

These rules apply to Homeowners, Tenants and Guests.

Owners are responsible for their tenants and guests compliance with these Parking Rules.

1. PARKING RULES

All motor vehicles shall be parked in the garage on the Resident's Lot property.

An Owner (or a Tenant with the written permission of the Owner) may apply in writing to the Board for a limited privilege exception to this requirement to park their vehicle(s) on the designated Private Parking Common Areas of the Association's Private Streets.

- A.** To be considered for a Rule exception, the Applicant shall demonstrate and prove to the satisfaction of the Board that an exception to the Rule is warranted, and that the vehicle(s) in the application are:
 - a.** In compliance with the CC&Rs (no commercial vehicles over ½ ton, boats or trailers); and,
 - b.** In compliance and current with all State vehicle registration and licensing requirements, and are maintained in good operating condition.
- B.** The Baywood Village Association Board of Directors, or the Association's Manager acting under the Board's authority, shall issue and revoke parking permits and passes.

The Board shall not issue a parking permit if any of the following conditions are present:

 - a.** The garage area is being used in a manner that does not permit the parking of two State Registered and Licensed vehicles.
 - b.** The storage of a trailer or boat that does not permit the parking of two vehicles in the garage.
 - c.** The Owner or Tenant is not in compliance with these Parking Rules.
 - d.** Information provided in the application for parking is false.

2. GENERAL

Owners, Tenants and Guests may park their vehicles without Parking Permits in the Association's Common Areas between the hours of 7 a.m. and 11 p.m. This does not apply to the rear garage cul-de-sac fire lanes.

Owners/Tenants must register overnight guest vehicle(s) with the Association. Please call the Baywood Village Association's parking voice mail message service at **(510) 287-9200 before midnight of the following morning** to register the vehicle or to report a parking problem. **If a call is made after midnight, the vehicle is subject to receiving a ticket or tow.**

On the start date of parking, please leave the following information on the parking voice mail:

- **Your Baywood Village street address and your telephone number;**
- **Start and end dates of the guest's stay, and,**
- **Guest vehicle's license plate number, make, model, and color.**

Recreational vehicles, which are not permitted to be parked within the Baywood Village Association, may be parked no longer than 48 hours, and only for the purpose of loading and unloading, if approved in advance by the Association.

3. PERMITS AND DESIGNATED PARKING AREAS

The Baywood Village Association Common Areas contain about 240 parking spaces. Up to 160 Owner/Tenant parking permits may be issued, reserving 80 spaces for use by guests. The Association issues Parking Permits annually in January.

Designated parking is defined as those areas of the named streets of the Baywood Village Association bordered by bollards (posts) where vehicles can be parked on one or both sides of the street and still leave the necessary 20 feet clearance required for emergency vehicles. The Alameda Fire Department considers all cul-de-sacs and garage areas Fire Lanes. Parking in Fire Lanes is strictly prohibited and vehicles are subject to being towed away without prior notice.

The vehicle's license plate number will be the identification for each vehicle. Only a vehicle whose license number has been issued a Parking Permit by the Association shall park in the Association's Common Areas between the hours of 11:00 p.m. and 7:00 a.m. ***Vehicles with Parking Permits must be moved at least once in any 72-hour period.***

A. Four types of Parking Permits may be issued and revoked by the Baywood Village Association Manager as authorized by the Board of Directors.

Type 1: **Temporary Parking Pass** issued by the Association to overnight Guests and new Owners/Tenants for a period not to exceed 14 nights parking in any 60-day period. A 14-day extension may be approved upon application based on circumstances that are reasonable and justified. **The Guests of Owners/Tenants who arrive during the night shall call the Association's Parking Voice Mail at 287-9200 before midnight** and leave a recorded message for the Association's Management that shall include: the

- **Baywood Village address and telephone number,**
- **Vehicle make & license plate number, and,**
- **Beginning & end dates of the overnight parking.**

Type 2: **Hardship Exception Parking Permit** issued for a bona fide hardship. The Hardship Exception Permit is valid for a fiscal parking year.

"Hardship" is defined as a condition existing in which an Owner or Tenant requires additional garage access space to enter and exit a vehicle. **The size of a vehicle will not be considered a "Hardship."**

Type 3: **Additional Vehicle Parking Permit** issued for Owners/Tenants having more than two vehicles, which are in compliance with these rules.

Type 4: **Oversize Non-Commercial Vehicle Parking Permit** issued for vehicles otherwise compliant with these rules that cannot fit into the garage.

The maximum number of Parking Permits that may be issued is three (3) per Residence Lot.

The Board will revoke a Parking Permit if the application contains false information, or if the basis on which the applicant's permit was issued is no longer valid.

4. PARKING PERMIT FEES

Types #1 and #2 parking permits do not require a fee. Parking Permits type #3 and #4 require the payment of an annual parking permit fee as follows:

A. *Owners/Tenants with more than two vehicles or with oversize non-commercial vehicles parked outside of the garage shall pay:*

First vehicle:	<u>\$220.50</u> per year
Second vehicle:	<u>\$273.00</u> per year, in addition to above
Third vehicle:	<u>\$325.50</u> per year, in addition to above

- B.** Parking Permit fees will be refunded upon request with return of permit, on a pro-rated basis if the vehicle no longer requires a parking permit. A partial month shall be charged as a whole month.

5. VIOLATIONS AND ENFORCEMENT

- A.** Motor Vehicles parked overnight in Baywood Village designated Parking Areas without a parking permit will receive the following within an ongoing 60-day period.

- a.** First Violation - Courtesy Notice
- b.** Second Violation - Notice of Intent to Tow the Vehicle
- c.** Third Violation - The vehicle will be towed at owner's expense.

Any subsequent violation(s) within the 60-day period leads to an additional tow.

Vehicle owners will be responsible for all towing, storage and related expenses.

- B.** An inoperable vehicle, or one without Current State Registration or License, shall not be kept or stored on Baywood Village Association property. No boat, trailer, camper, motorcycle, golf cart, commercial vehicle over ½ ton, mobile home, other recreational vehicle, or any dilapidated vehicle shall be kept or stored on Baywood Village Association property. Vehicles in violation will be subject to the remedies in Section 5.A.

- C.** The record of Owner/Tenant violations will be purged from the Association's records after 60 days.

6. PARKING PERMIT VEHICLE PLACARDS

The rear view mirror hanger issued by the Baywood Village Association must be hung from the rear view mirror where it can easily be seen. If you change the vehicle to be parked in the Association's Common Parking Area, transfer the placard to that vehicle. Be sure the Baywood Village Association's Manager has been advised of the vehicle's license number if it is not already on record as being covered by the Parking Permit number.

7. GARAGE INSPECTIONS

In order to assure that parking permits are issued only to bona fide "hardship", additional, or oversize vehicles as defined above, garages of applicants shall be inspected upon application and annually thereafter, to verify that those vehicles cannot be parked therein.

APPENDIX "A": EXCERPTS FROM THE CC&Rs

Article V, Section 13 "Parking" of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) specifies that passenger motor vehicles shall be parked and garaged on the Residence Lots pursuant to the Association's Rules, provided, however, that in no event shall they be parked in driveway areas so as to extend onto any portion of the Project Common Area. Resident Lot Owners (and any tenants) shall keep their garage and driveway areas in a neat and orderly condition with all storage areas completely enclosed. No garage shall be converted to any use other than storage of vehicles. The garage driveway street cul-de-sacs are defined as Association Common Area and are designated "Fire Lanes" by the City of Alameda. They shall not be obstructed for access by emergency vehicles at any time.

Article V, Section 14 "Vehicle Repairs" of the CC&Rs specifies that no vehicles of any type shall be permanently or semi-permanently parked on the Properties or any Resident Lot for purposes of accomplishing major repairs thereto or the reconstruction thereof.

Article V, Section 15 "Boats, etc." of the CC&Rs prohibits trailers, boats, erected tents, campers or commercial vehicles classified above ½ ton, or which cannot be enclosed within the Residence Lot garage areas, and none of the foregoing shall be kept or stored in the Association's Common Areas.



PARKING PERMIT APPLICATION

Limit: 3 permits per household

PERMIT YEAR:

2019

BAYWOOD ADDRESS _____

APPLICANT _____ PHONE # _____

PROPERTY OWNER(S) _____ PHONE # _____

ARE TWO CARS PARKED IN GARAGE? _____ IF NO, PLEASE EXPLAIN WHY: _____

LIST ALL VEHICLES AT RESIDENCE, INCLUDING PARKED IN GARAGE

	COLOR	YEAR	MAKE/MODEL	LICENSE #	TO USE PERMIT?
1					
2					
3					
4					
5					

APPLICANT'S SIGNATURE _____ DATE _____

1ST PERMIT: \$220.50

plus 2ND PERMIT: \$273.00

plus 3RD PERMIT: \$325.50

INSPECTOR SIGNATURE

with Quantity of Approved Permits



1 2 3

FOR CHBI OFFICE TO FILL IN ~~~~~

1ST PERMIT # _____ DATE PURCHASED _____ AMOUNT PAID: \$ _____ (☐ Returned)

2ND PERMIT # _____ DATE PURCHASED _____ AMOUNT PAID: \$ _____ (☐ Returned)

3RD PERMIT # _____ DATE PURCHASED _____ AMOUNT PAID: \$ _____ (☐ Returned)

RETURNED PERMIT \$ 1) _____ 2) _____ 3) _____