

# COSTA BRAVA HOMEOWNERS ASSOCIATION

## PARKING & TRAFFIC REGULATIONS

### **DEFINITIONS:**

- **Commercial Vehicle** shall mean a Vehicle used or maintained for the transportation of persons or property for hire, compensation or profit, and/or designed, used or maintained for business purposes and/or displaying signs, decals, logos or other indicia of commercial or business use.
- **Designated Parking Spaces** shall mean all parking spaces in Costa Brava, on Baywalk Road and on each Bay (except Jervis Bay), which are defined by white painted lines to identify individual parking spaces.
- **Fire Lane** shall mean all streets, Bays and auto courts owned by the Costa Brava Homeowners' Association and designated by the City of Alameda as Fire Lanes.
- **Guest** shall mean any person visiting the home of an Owner or Resident, but is neither a Resident nor an Owner in Costa Brava.
- **Owner** shall mean a Member/Owner as defined in the Costa Brava Association's Declaration of Covenant, Conditions and Restrictions (CC&Rs).
- **Resident** shall mean any person who resides in a home situated on a lot within the Costa Brava Project, whether or not such person is an Owner as defined in the Association's CC&Rs.
- **Vehicle** shall mean a device by which any person or property may be propelled, moved, conveyed, or drawn upon a highway, except a device moved exclusively by human power.
- **Warning Notice** shall mean any documented parking violation.

### **REGULATIONS:**

**Speed Limits:** The speed limit within Costa Brava Association streets is twenty (20) miles per hour. *This limit MUST be observed for the safety of all Costa Brava Residents and children.*

**Parking on Streets:** Vehicle parking is not allowed on Baywalk Road or on the streets of any Bay as these are designated as Fire Lanes (see below). Temporary parking in front of garages may be allowed only for the period of time necessary for Vehicle loading and unloading. Unattended Vehicles may be cited and/or towed without warning (Fire Lane violation).

**Fire Lanes:** All streets within Costa Brava are owned by the Costa Brava Homeowners Association and are designated as Fire Lanes. Vehicle parking is therefore not allowed on Baywalk Road or on the streets of any Bay. Additionally, no Vehicle shall be parked within fifteen (15) feet of a fire hydrant. Vehicles of Owners, Residents and Guests parked in a Fire Lane are subject to citation by the Alameda Police Department and towing without notice at the Vehicle owner's expense as per California Vehicle Code Section 22658.1.

**Parking on Driveways:** Vehicle parking in a driveway is only allowed if that driveway is sufficient to hold the entire length of the Vehicle without any part of the Vehicle extending into the street or sidewalk.

**Parking in Designated Parking Spaces:**

- Vehicle parking in a Designated Parking Space is only allowed if the vehicle can be wholly contained within the space, as defined by the white painted lines and, when available, concrete curbs, without any part of the Vehicle extending into the landscaping at the front of the space or into the street or the sidewalk.
- Parking in Designated Parking Spaces is governed by a parking permit program.
- Between 7:00 am and 11:00 pm on any day of the week, a car may be parked without restriction in any designated parking space within Costa Brava.
- Between 11:00 pm and 7:00 am, a car is required to be identified as allowed to use a Designated Parking Space. Identification will be either a valid parking permit or notification by phone that a visitor staying overnight will be using a parking space.

**Parking Permits:**

- A resident may apply to the Costa Brava HOA for a parking permit. The resident will agree to keep one car parked in the garage. The resident will agree to an inspection of their garage during the period that the parking permit is valid. The resident will provide a list of all cars owned by vehicle description and license plate number.
- The cost of each parking permit will be \$120 for the first permit, Additional permits will be \$180 each. The permits are valid for one year starting July 1 through June 30.
- Costa Brava will make available 120 permits. If there are more than 120 requests for parking permits, the permits will be allocated to those residents preferentially who (1) park two cars in the garage and (2) have driveways that cannot accommodate a car.
- Parking enforcement will be managed by a third party who will have the authority to tow any vehicle parked without the appropriate identification. Two warnings will be given prior to towing.

**Overnight Visitors:** A guest of a resident will be allowed to park a car overnight in a Designated Parking Space by calling 510-864-4109 before 11:00 pm on that day. The resident must provide the following information when calling: (1) Resident's name, address, and phone number; and (2) make and model of car and the license plate number. The HOA may further restrict the number of overnight guest parking days per month per resident. The current limit is 7 days per month.

**Abandoned Vehicles:** Any Vehicle clearly not moved from the same Designated Parking Space after a period of **7 days**, will be considered "abandoned" and will be subject to being towed. A **WARNING** notification will be placed on the Vehicle at least 10 days prior to towing to the effect that the vehicle is considered "abandoned" and will be towed. If an emergency circumstance occurs and a Vehicle must be parked in a Designated Parking Space for longer than 7 days, the Resident must notify the Association Manager in order that the Vehicle is not declared "abandoned".

**Prohibited Vehicles:** The following types of Vehicles shall not be parked outside of the Owner's garage on private property or on Costa Brava Association streets or in Designated Parking Spaces:

1. Boats
2. Trailers
3. Campers
4. Golf Carts
5. Commercial Vehicles
6. Mobile Homes or other Recreational Vehicles
7. Non-Operational Vehicles
8. Vehicles that do not display current Motor Vehicle Registration tags

Prohibited Vehicles are subject to towing. A **WARNING** notification will be placed on the Vehicle at least 10 days prior to towing to the effect that the Vehicle is a Prohibited Vehicle and is in violation status.

**Repair of Vehicles:** No part of the Community or Costa Brava Association's Common Areas shall be used for the repair, construction or reconstruction of any Vehicle except for a reasonable period of time in a bona fide emergency.

**Vehicles Not to Inhibit or Block Access:** No Vehicle shall be parked in a manner that will inhibit or block access to residences, garages, parking areas or community walkways.

**Guest Parking:** Guests may only park in a driveway or in the Designated Parking Spaces as defined above. Owners/Residents shall be responsible to inform their Guests to park in a Designated Parking Space. Owners shall be responsible for the consequences of any violations of the parking rules by their Guests as set forth in the Parking and Traffic Regulations.

**Owners with Renter Occupants:** Owners shall be responsible for the consequences of any violations of the parking rules by their Renter or their Guests as set forth in the Parking and Traffic Regulations.

**TOWING, ABANDONED VEHICLES:**

- Vehicles may be towed, at the owner’s expense, for violations of the Parking and Traffic Regulations pursuant to California Vehicle Code Section 22658.1.
- The Association may cause the removal, **without notice**, of any Vehicle parked in a Fire Lane, within fifteen (15) feet of a fire hydrant, in a parking space designated for Disabled Persons without proper identification, or in a manner that creates a hazard, or which interferes with Maintenance and Security vehicles to any entrance to, or exit from, the Common area of the Costa Brava Project or any separate interest contained therein.
- A record will be maintained of all vehicles tagged for clearly remaining in the same location without moving for more than 7 days and the following procedure will be followed for those vehicles that are repeatedly tagged.
  - 1<sup>st</sup> Tag: 10-day warning prior to towing.
  - 2<sup>nd</sup> Tag: 10-day warning prior to towing.
  - 3<sup>rd</sup> Tag: 24-hour warning prior to towing.
  - 4<sup>th</sup> incident: No tag and vehicle will be immediately towed.

The signature of the Costa Brava Association Manager or at least one member of the Costa Brava Board of Directors is required for an order authorizing the towing of a Vehicle.

**To Recover Towed Vehicles:** The owner of the Vehicle may call the Alameda Police Department at (510) 337-8311 to learn where the Vehicle has been towed for storage.

**WARNING NOTICES:** Three Warning Notices issued to vehicles of any one household will result in the Project Board issuing an enforcement assessment (fine) following the process set forth in Section 5.5 of the Project’s Covenants, Conditions and Restrictions (CC&Rs).