

BAY STREET ONE CONDOMINIUM ASSOCIATION
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PARKING, TOWING, AND RESTRICTIONS POLICY

1. Residents shall park their Permitted Vehicles only in the parking space appurtenant to or assigned to their unit. "Residents" shall mean owners who reside at the Project or an owner's tenant(s).
2. "Permitted Vehicles" shall mean appropriately licensed passenger automobiles, sports utility vehicles, motorcycles, trucks having carrying capacity of ½ ton or less, vans having seating capacity of eight (8) persons or less, with a maximum height of seven feet two inches (7'2").
3. Permitted Vehicles shall not include any commercial vehicle, construction vehicle, construction equipment, trailer, camper, mobile home, recreational vehicle, truck having carrying capacity of greater than ½ ton, van having seating capacity in excess of eight (8) persons or any vehicle which is too large to fit within the Owner's assigned parking space or exceeds the maximum height of seven feet two inches (7'2"), inoperable vehicles, boats or similar equipment.
4. Residents must park in their assigned (number) parking spaces only. Residents will be fined for utilizing guest parking spaces. The first violation will be \$250.00 (after hearing). Repeat violations will be \$500.00 (after hearing).

Vehicles that are parked in an assigned numbered parking space that does not belong to their unit will be towed immediately at the owner's expense.

5. All owners and their tenants must register their vehicle(s) with the Association. The make, model, year, color, and license plate number of all vehicles belonging to the unit must be provided. If you sell or purchase a new vehicle it is your responsibility to notify the Association with the new vehicle information. Please complete the attached vehicle information sheet and return to management to place in your unit file.
6. No excessively noisy or smoky vehicles shall be operated on the Project or in the Residential Parking Facilities.
7. All Residents will properly instruct their guests on the parking procedures in order that they may not be towed. Homeowners will be held responsible for the actions of their tenants and guests.
8. Guests may not park their vehicles in common area parking spaces in the community for more than two (2) days in any seven-day period, regardless of the time that the vehicle is parked in the space. For Example, if a guest vehicle parks in a guest space for any length of time (overnight, fifteen minutes, one hour, etc) on a Monday and then returns and parks in a guest parking space on Tuesday, the vehicle may not be parked in a guest parking space on Wednesday, Thursday, Friday, Saturday, or Sunday of that week (i.e.,

the seven-day period beginning when the vehicle first parked beginning when the vehicle first parked in guest parking). Similarly, if the vehicle parks in a guest parking space for any length of time on a Monday and then returns and parks in a guest parking space on Friday, the vehicle may not be parked in a guest parking space. Guests visiting in excess of two (2) days within a seven-day period must display a permit in the rear window of their vehicle. This permit must be requested from the management company at least a week prior to the time frame for which the permit is requested. Guests must abide by the rules which apply to Residents.

9. Guests who are going to stay for two (2) weeks or less will be issued a permit.
10. All guest parking areas shall be used in accordance with the Rules of the Association. Residents shall not park in guest spaces.
11. The association may install a sign at each vehicular entrance to the Residential Parking Facilities containing a statement that public parking is prohibited and that all vehicles not authorized to park on the Project will be removed at the owner's expense. The sign shall contain the telephone number of the local traffic law enforcement agency.
12. The association may cause the removal of any vehicle wrongfully parked on Residential Parking Facilities including owned by an occupant of a unit. In addition, notice of the removal shall be given to the local traffic law enforcement agency immediately after the vehicle has been removed.
13. Notwithstanding the foregoing, the Association may cause the removal without notice, of any vehicle parked in a marked fire lane, within fifteen (15) feet of a fire hydrant, in a parking space designated for handicapped without proper authority or in a manner which interferes with any entrance to, or exit from, the Project or the Residential Parking Facilities.
14. The Association shall not be liable for any damages incurred by the vehicle owner because of the removal in compliance with this section or for any damage to the vehicle caused by the removal.
15. Unless the Board provides otherwise, any director or officer, any manager or manager's agent or any owner authorized to do so by any director or officer shall have the authority to act on behalf of the Association to cause the removal of any vehicle wrongfully parked within the Residential Parking Facilities.
16. The speed limit in the community is (5) miles per hour.
17. No vehicle or boat maintenance (other than emergency work) is permitted, without the prior written approval of the Board and there must be no draining of oil into our sewer drains.
18. No person shall allow any material (other than clean water) to fall, leak, seep, spill, or otherwise be deposited from any vehicle parked on or traversing over any portion of the common area.
19. If a permit system is used to monitor vehicular parking, owner must place their parking permits in the designated location of their vehicles when parking.

20. No skateboarding, roller blading, or roller skating is allowed.
21. No shopping carts may be left anywhere on the property.
22. The Board of Directors may also choose to enforce the governing documents and this policy pursuant to the Enforcement Policy by the use of hearings and fines.
23. Additional Penalties: In addition to towing, the Board may assess a unit owner for expenses incurred by the association in connection with a violation by any vehicle by any vehicle owned, operated, or controlled by the unit owner and/or their family, tenants or guests while parked within the Association.
24. Any vehicle (including the vehicle of any Owner or Guest) parked in an assigned parking space without the permission of the owner or Resident of the unit corresponding to such assigned parking space shall be subject to towing at the expense of the vehicle owner without notice.
25. The assigned parking spaces and guest parking are intended for use by vehicles that are operational. The development's parking spaces are not intended for vehicle storage. Use of these parking spaces for storage of vehicles that are non-operational shall not be longer than 72-hour period and can not be stored for weeks at a time. If any unit owner reasonably believes that a non-operational vehicle is being stored in any parking space in the development longer than 72 hours, the unit owner may request action by the management company or the Board.
26. The association is authorized under the present policy to retain a qualified towing company to carry out towing of vehicles that are in violation of this policy.
27. If any unit owner or Resident believes that a vehicle is parked in the development in violation of this policy, the unit owner or Resident should contact the management company (or the Board) to request towing or other enforcement action consistent with this policy. In the case of an unauthorized vehicle parked in the assigned space of an owner or Resident, or an improperly parked vehicle creating a hazard or blocking any vehicle's ingress or egress from the development, the management company shall contact the association's towing service to arrange for towing of the vehicle, and the complaining owner or Resident shall comply with any procedures established by the towing company to complete such towing request. Owners and Residents should realize that towing requests during normal business hours are likely to be handles more quickly than after-hours requests. In either case, the Board and the management company cannot guarantee that an unauthorized vehicle parked in an owner's or Resident's assigned parking space will be towed quickly enough to satisfy the immediate needs of the inconvenienced owner or Resident.
28. As to violations of this policy that do not involve parking of unauthorized vehicles improperly blocking ingress to or egress from the development, the Board and the Management company may exercise reasonable discretion with respect to whether and to what extent to enforce this policy against an alleged violation. Such reasonable exercise of the Board's or the Management's discretion not to enforce the policy in a given instance shall not constitute a waiver of the policy with respect to other violations.

