

are received regarding the same pet, or the Board determines the pet to be a nuisance, the pet owner will be called before the Board for a hearing regarding the complaints. The Board shall consider all the facts and render its decision in writing to the owner within three days following the hearing. The Board may require the owner to remove the pet permanently from the Bay Colony property.

## **9. Noise (CC&Rs 3.26-27)**

Noise Restrictions: Residents shall not create noise of any kind that is discernible on other property that interferes with concentration or sleep.

Landscape Installation and/or Construction Exceptions: Individual homeowners may install landscape or hardscape between 7 am and 7 pm, Monday through Friday; and 8 am to 5 pm on Saturdays, in accordance with City of Alameda Municipal Code (Chapter IV, Article II, Section 4-10).

## **10. Parking and Traffic Rules and Enforcement (CC&Rs 3.17-19)**

### A. Definitions

A Resident Vehicle is defined as any vehicle which is the property of or under direct control of a resident, tenant or property owner of the Bay Colony Association. Owners renting their units are responsible for any violations by their tenants.

A Guest Vehicle is defined as any vehicle that is not the property of or under the direct control of a resident, tenant or property owner of the Bay Colony Association. Owners shall be responsible for any violations and fines incurred by their guests.

A Commercial Vehicle is defined as a any vehicle used or maintained for the transportation 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.

Fire Lane shall mean all streets and common driveways owned by the Bay Colony Association and designated as fire lanes.

## B. Parking and Traffic Rules

Fire Lanes: There is no parking in **fire lanes** or in front of **fire hydrants**.

Street Parking: Street parking is permitted only on the **designated side**. Street parking is on a first come, first serve basis regardless of individual dwelling proximity to available parking. All residents and resident guests should **first park within garages and driveways**. No inoperable, excessively dirty, or dilapidated vehicle shall be stored on the street. No part of the street shall be used for repair, storage, construction or reconstruction of any vehicle. There shall be no parking and/or storing an excessive number of vehicles on the street and not utilizing garage or driveway space. No vehicle shall be stored on the street for more than **seven (7) consecutive days**. No vehicle parked on the street may inhibit or block access to residences and garages. No vehicle parked on the street may block mail delivery or garbage and recycling pickup.

Types of Vehicles: Street and driveway parking is designated only for **motor vehicles used as normal transportation**. No boat, trailer camper, golf cart, commercial vehicle, motor home or RV shall be parked on the street or driveway.

Driveway Parking: Vehicles should be stored in **garages**. No part of any vehicle parked in a driveway shall extend onto the sidewalk, street or landscaped area. No vehicle shall be parked sideways (parallel to the street) or diagonally in a driveway. No inoperable, excessively dirty, or dilapidated vehicle shall be stored on the driveway of a residence. No part of the driveway shall be used for repair, storage, construction or reconstruction of any vehicle.

Guest Vehicles: Guest vehicles parked beyond 14 consecutive days require the express approval of the Bay Colony Association Board of Directors. Notice must be given to the Association Manager of the project at least 10 days prior to the parking of the guest vehicle. Guest vehicles may be parked on the street or in the driveway of the host dwelling subject to all applicable parking rules.

Mailbox Parking: No vehicle shall be parked in front of mailboxes from 10:00 am to 5:00 pm.

Speed Limit: The speed limit within Bay Colony Association is fifteen (15) miles per hour. This limit must be observed for the safety of the residents.

Abandoned Vehicles: Any vehicle not moved from the same street parking spot after a period of **seven (7) days**, any vehicle that is non-operational, and any vehicle with expired license tags will be considered abandoned and will be subject to towing.

### C. Parking Enforcement

Bay Colony is a **zero tolerance** association. Any vehicle parked in a designated fire lane will be cited by the Alameda Police Department.

Certain violations of the Parking and Traffic Rules are subject to **immediate towing** at the owner's expense, pursuant to California Vehicle Code Section 22658. In addition, they may be subject to citing by the Alameda Police Department:

- Any vehicle parked in a fire lane.
- Any vehicle parked in front of a fire hydrant.
- Any vehicle parked facing traffic.
- Any vehicle that inhibits or blocks access to a residence or garage.
- Any vehicle with expired license tags.

The authorization of at least one Association Director or the Association Manager is required for towing.

The following parking violations are subject to a **courtesy warning**. If the violation persists or recurs within a period of two weeks, a **second warning** will be issued, and a **fine of one hundred dollars (\$100)** per incident, per day may be assessed. If the violation still persists (or recurs within a period of two weeks) the offending vehicle will be **subject to towing**.

- Vehicles that are dilapidated, excessively dirty, inoperable, or under construction.
- Vehicles parked for more than seven consecutive days.
- Vehicles blocking mailboxes or preventing garbage pickup.
- Boats, trailers, campers, golf carts, commercial vehicles, and motor homes.

- Vehicles parked in a driveway but extending onto sidewalk, street, or landscaped area.
- Vehicles parked sideways or diagonally in a driveway.
- Guest vehicles parked beyond 14 consecutive days.
- Speeding vehicles.

## 11. Signs (CC&Rs 3.14)

Sign Placement Locations: Signs are permitted to be placed either in windows, or in the ground on private property upon the condition that they do not adversely affect public and traffic safety. No sign is permitted in the Association Common Area. Traffic regulation signs or other signs approved by the Board of Directors are excepted.

**For Rent/For Sale Signs** shall be no larger than 18 by 24 inches and display the words "for rent" or "for sale," with the agent's name and telephone number. A maximum of two window signs may be displayed or one yard sign. Any damage caused to the landscape or irrigation shall be repaired by the Association and billed back to the homeowner.

**Campaign/Political Signs** are permitted, but must be removed within five (5) days following the election date.

**Non-Commercial Signs** must be no more than nine (9) square feet in size; flags or banners must be no more than fifteen (15) square feet in size.

**Commercial Signs** are not allowed.

## 12. Sports Apparatus & Recreational Uses (CC&Rs 3.21)

Temporary Installations: Temporary sports and/or recreational equipment higher than the fence, as seen from ground level, may be used, but must be stored in an area not visible from the neighboring homes overnight or when not in use. Violations are subject to a fine.

Exception Petitions: A resident may petition the Board of Directors for an exception to the permanent or temporary sports or recreational equipment structure, as described above, which