

Brittany Landing the Bay

Parking Rules

November 18, 2025

Residents, including both homeowners or tenants, are responsible for adhering to the Brittany Landing the Bay (BLB) Parking Rules outlined below. Homeowners are responsible for the actions of their tenants, family members and guests.

Since parking is not regularly monitored, Residents are encouraged to report issues. To report a parking issue during regular hours, call BLB's Manager at (510) 865-3363. After hours call the Community of Harbor Bay Isle Owners' Association (CHBIOA) Security Department at (510) 865-0417. Homeowners may discuss parking issues with the BLB Board of Directors at any regularly scheduled Board Meeting.

All streets within BLB are designated as Fire Lanes. The parking areas consist of 123 Reserved and 54 Guest spaces. Reserved parking spaces are privately owned by individual homeowners. The BLB Homeowners' Association (HOA) is responsible for the routine maintenance of both Reserved and Guest parking spaces including resurfacing, painting and removing plant debris.

RULES

Fire Lanes and Emergency Gates:

Unattended vehicles cannot be parked in the fire lanes or block the emergency gates located at the end of Bay Park Terrace and Damon Court. Vehicles parked on any part of the street could impede the free movement of emergency response vehicles. Vehicles may be towed without prior notice.

Reserved Parking:

Vehicles should not be parked in a Reserved parking space without the express permission of the Resident who controls that space. That Resident can authorize towing without prior notice.

Guest Parking:

Guest parking spaces are for the use of Residents' guests. Vehicles parked in Guest parking spaces must be moved every 72 hours.

Large Vehicles: Large vehicles, including their side mirrors, must not extend into another parking space, park over the lines or protrude over the street.

Commercial Vehicles:

Commercial vehicles are not permitted to park overnight, in either Reserved or Guest parking spaces, without prior HOA approval. A commercial vehicle is defined as one displaying signs, decals or logos indicating commercial or business use. Small window decals are allowed.

Driveway Parking:

Vehicles parked perpendicular to the street must not obstruct sidewalks or extend into the street. Additionally, vehicles should not be parked parallel or diagonally, as this has resulted in damage to landscaping, irrigation components, utility box covers and garage doors.

Inoperable Vehicle and Expired Registration:

A vehicle is considered inoperable if it cannot be driven.

If a vehicle's registration is more than six months out of date, it is considered expired.

Owners of inoperable vehicles, or those with expired registration tags, will be notified via certified mail and given 30 days to resolve the issue. If the issue remains unresolved after 30 days, a second certified mail notice will be sent, requesting the vehicle owner's attend the next BLB Board of Directors' Meeting. This meeting will provide the resident with an opportunity to discuss the matter with the Board. If the vehicle is still found to be inoperable or lacks current registration, it will be subject to towing upon BLB Board approval.

BLB HOMEOWNERS' ASSOCIATION AUTHORITY

The BLB Homeowner Association has the authority to enforce these rules, including but not limited to imposing fines or towing vehicles at the owner's expense. The HOA also has the authority to delegate their powers of enforcement to a third party.

The HOA authority is based on the following Documents and Legal Codes:

- BLB CC&Rs approved 11/17/2021

Pursuant to Section 8.11 of CC&Rs: *Parking*

Unless otherwise permitted by the Association, no vehicle may be parked anywhere in the Project except wholly within a Garage or Parking Area. Parking Areas may be used solely for the parking of motor vehicles for personal transportation. No boat, trailer, camper, motorcycle, golf cart, commercial vehicle, motor home, other recreational vehicle or dilapidated or inoperable vehicle may be parked or stored in any Parking Area. Garage doors must remain closed, except when the Garage is in use. No part of the Common Area may 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.

- CA Vehicle Code Section 22658 Authority to Remove Vehicles and Removal of Parked and Abandoned Vehicles.
- Alameda Municipal Code 8-7.7 Motor Vehicles on Private Property