

# HOUSE RULES OF THE KEONEKAI VILLAGES ASSOCIATION OF APARTMENT OWNERS

December, 1993

The purpose of these House Rules is to protect all occupants from annoyance and nuisance caused by improper use of the condominium apartments and also to protect the reputation and desirability of Keonekai Villages by providing maximum enjoyment of the premises. It is the responsibility of every owner at Keonekai Villages to follow these House Rules. The actions of tenants and guests are the responsibility of the owner. The Association recommends that landlord owners and rental agents keep these House Rules on file and deliver them to new tenants. The Resident Manager and Managing Agent have been given authority to enforce all House Rules.

*Mahalo for your cooperation!*

The Keonekai Villages Association of Apartment Owners  
c/o Island Property Management, P.O. Box 10399, Lahaina, HI 96761  
(808) 661-6773; 667-9588 (facsimile)  
Keonekai Villages Resident Manager's Office: 874-3794  
Resident Manager Voice or Digital Pager: 872-8961

**NOTE:** \*Behavioral violations -- marked by an asterisk (\*) -- require immediate correction. Owners will receive five working days to correct other violations. See last page: PENALTIES.

## COMMON AREAS

\*1) Bicycles, skate boards, and roller skates may not be ridden in or on the landscaped areas, driveways, or parking lots. Persons on bicycles, skate boards, or roller skates ride at their own risk. Bicycles may be ridden in the driveways and the parking lots for ingress and egress purposes only.

\*2) No items of personal property, such as baby carriages, surfboards, etc. shall be left in or on allowed to stand in on any of the common areas or in the entranceways to apartments.

\*3) The stairways, walks, and corridors shall not be obstructed or used for any purpose other than ingress and egress. A maximum of two bicycles may be parked on one side of the entranceways, provided that there is a minimum eighteen inch taped off unobstructed passageway reserved for ingress and egress.

4) The following are House Rules violations: a) clothing or laundry hung in doorways, windows, or common area; b) torn drapes; c) improperly hung, knotted, or tied back drapes.

5) Drapes or curtains must be of a solid, warm color - no stripes, plaids, blacks, etc.

6) Nothing shall be allowed, done, or kept in any apartment or common element of the complex which would overload or impair the floors, walls, or roofs thereof or cause any

increase in expense of the ordinary insurance rates or cancellations thereof.

7) No sign or advertising material of any kind may be posted anywhere on the common elements, yards, lanais, or anywhere visible from outside the apartment, including windows and doorways of the apartment. However, as many as three tent style "Open House" signs may be posted on the property during an open house, provided they are in good condition and do not obstruct ingress and egress.

\*8) All trash must be wrapped or bagged in leak proof bags and placed in the trash bins. Empty cardboard boxes and large bulky items shall be flattened and carried and placed in the trash bins.

\*9) The removal of furniture, large appliances, etc. from the complex is the responsibility of the owner/occupants and not the Association. If placed in the trash bins, the owner will be assessed a charge for its removal and a fine for House Rule violation.

\*10) Littering is not permitted.

\*11) No illegal drug usage will be permitted anywhere on the property. Alcoholic beverages may be consumed by those of legal age in the barbecue areas only, and not in any of the other common areas.

\*12) No BBQ's or hibachis are to be used in the apartments or on upstairs lanais. Downstairs barbecues must be at least 15 feet from any building.

13) Children are their parents responsibility. Children shall not play unsupervised in the common areas.

14) No solicitation or canvassing is allowed in or on the common elements.

15) Potted plants and furniture must not obstruct the view of and access to the fire extinguishers.

16) Personal property is not permitted under open stairways.

### PARKING AREAS

\*1) There are designated stall(s) for each apartment. Occupants must park their vehicles within the confines of that designated stall. Should another vehicle be parked in your stall, call the Resident Manager, who in turn will notify the towing company.

\*2) Vehicles may only be washed in the designated car wash area.

\*3) No mechanical repairs or maintenance shall be performed on a vehicle in the common area or any parking stalls except in an emergency; i.e., to fix a flat tire, add water or oil.

\*4) Parking areas may not be used for any recreation i.e. ball playing, frisbee, riding of bicycles, etc. (Bicycles may be used for ingress and egress.)

\*5) The maximum speed limit on the property is five (5) miles per hour.

\*6) No cars are ever permitted to be parked in the no parking zones or in front of the dumpsters. Such cars will be towed.

7) All vehicles must be in operable condition for removal in case of emergencies. Inoperable cars will be cited and subject to towing.

8) Cars towed away for violations are towed at the car owner's expense.

9) Vehicles abandoned by tenants will be towed at the unit owner's expense.

10) Boats and/or trailers shall not be parked anywhere on the property, including owner's parking stalls.

\*11) No racing of motors shall be permitted and all motor vehicles shall be equipped with quiet mufflers. All vehicles parked in the project shall have current vehicle license plates, safety stickers, and no-fault insurance as required by law.

\*12) Guest parking is for guests only. Owners who park in guest parking will receive a citation, after which they will be subject to towing.

### BACKYARDS, SIDEYARDS, & LANAIS

1) No hanging storage of any kind is permitted. This includes surfboards and bicycles.

2) One set (only) of lanai furniture in good condition is permitted in the yards.

3) Two standing surfboards are permitted in yards or on lanais.

4) Yards, lanais, entranceways, and other limited common elements may not be used as storage areas. Recreational equipment, construction equipment, furniture, or other items may not be stored in these areas.

5) Yards, lanais, entranceways, and other limited common elements must be kept free from litter. They may not have trash

containers, or be used to store equipment, ladders, boxes, barrels, or any other unsightly items outdoors. Furniture must be in good or excellent condition.

6) Hanging plants should not encroach on common area.

### **BACKYARDS & SIDEYARDS – Landscaping**

1) Hedges will have a maximum height limit of eight feet.

2) Trees will be trimmed to a maximum height of fourteen feet. If a written complaint about the trees is received from an upstairs neighbor, the trees must be trimmed to ten feet. They shall not hang over into the common elements or adjoining yards.

3) No large fruit trees such as mango, avocado, ficus, lemon, etc. are permitted. One banana (low growing variety) will be permitted.

4) All trees must be kept well trimmed and maintained and free from harmful insects.

5) Only two trees may be planted in the ground per two hundred square feet of yard space. Palm trees (with the exception of coconut palms) are exempt from this rule. (Check with the Resident Manager to see which trees are appropriate – the owner will be held responsible for damage from the roots to sidewalks, etc.).

6) Vine plants will be allowed only on lattices. (Lattices must be approved by the Board). Vines must not grow onto any adjoining areas such as fences, post and railings, etc.

7) Grass must be neatly trimmed and all areas of the landscaping kept orderly.

### **OCCUPANCY**

1) An apartment shall be used only as a single family residence and shall not be used for business or other purposes.

2) The number of occupants is restricted to five unrelated persons in an apartment.

4) Every apartment shall at all times be kept clean and sanitary, including the cleaning of the windows and screens.

5) Toilets, sinks, and other water apparatus in the project should be used for their designed purpose. Damage resulting from dumping sweepings, rubbish, rags, etc. into these will be paid for by the owner.

6) No apartment shall be rented for transient or hotel purposes.

7) Owners absent from Maui for longer than thirty days shall designate an on-island rental agent and register them with the Resident Manager if they have rental tenants.

### **PETS**

1) Dogs, cats, birds, and other conventional household pets may be kept on project in a reasonable number.

2) Livestock, poultry, rabbits, or other livestock are not permitted.

The following regulations must be followed or an animal will be removed from the project:

\*3) Dogs must be kept on a leash at all times outside the apartment.

\*4) Owners are responsible to clean up after their pets with a "pooper scooper". Pet trash (sand, litter, paper, etc.) must be wrapped with extra care prior to disposal in the trash receptacles.

5) No offensive odors are allowed to come from apartments, yards, or lanais where pets are kept.

\*6) Excessive nuisance from pets, during the day or night is not permitted.

7) Owners must repair and keep in good condition any areas damaged by their pets -- the inside of fences, walls, etc.

Five violation notices for any animal within a twelve month period will require the immediate removal of the animal from the property.

### NOISE & NUISANCES

**QUIET HOURS ARE BETWEEN 10:00 PM AND 8:00 AM.**

\*1) Excessive noise of any kind at any time is not permitted. Sound travels readily through walls, windows and doors. This includes noise from musical instruments, TV, stereos, etc.

\*2) Objectionable odors emanating from apartment areas are not permitted.

\*3) Physically threatening an owner, guest, or Association employee, using foul or abusive language in the common areas, or other behavior which disturbs the peace is not permitted.

### BUILDING MODIFICATION

1) Apartments are designed for one wall air conditioning unit only.

2) No exterior modifications to the building or property are permitted without Board approval.

3) No radio, television or other antenna will be erected or installed on or anywhere within the property. No telephone or other wire may be run on the exterior of the building.

4) No alteration or addition to any apartment which is visible from the exterior of the apartment, nor any alteration or addition to the common elements may be made without the prior approval of the Board.

5) No removal or cutting into any bearing wall will be permitted without the approval of the Board. Cutting into the attic area is not permitted without Board approval.

6) Owners shall keep their apartments in good repair and sanitary condition.

7) Owners shall permit Association employees to enter their apartments for routine pest control and other jobs that are necessary for the benefit of the owners.

## PENALTIES

All House Rules violations shall be specified in writing. Owners are responsible for their guests, tenants, family, etc. Consequences for violations of the House Rules are as follows:

1st Violation Warning  
 2nd Violation \$20 Fine  
 3rd+ Violation \$50 Fine

**\*Behavioral violations -- marked by an asterisk (\*) -- require immediate correction. Owners will receive five working days to correct other violations.**

the House Rules, By-Laws, and Condominium Property Regime.

***Mahalo for your cooperation!***

## VANDALISM

1st Violation \$100 Fine  
 2nd Violation \$200 Fine  
 Plus cost of replacement or repair. Criminal complaint will also follow.

## APPEAL PROCESS

All House Rule violation notices and fines may be appealed in writing or in person at the Board of Directors meeting immediately following issuance of a fine. (Fines issued within 21 days of a Board meeting may be appealed at the following Board meeting also.) The Board's decision on appeals is final, and the owner will be notified in writing of the appeal's outcome. Tenants must appeal through their owner or rental agent. Written appeals should be sent to Island Property Management, P.O. Box 10399, Lahaina, HI 96761.

All fines shall be treated as a special assessment against the owner of the apartment. The Board may also go to court to seek injunctive relief to stop violations of

# Island Property Management

A Division of Village West Realty, Inc.

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## HOUSE RULE ADDENDUM

April 12, 1996

To: Keonekai Villages Owners  
From: Craig Edwards, Managing Agent *CE*

Dear Keonekai Villages Owner:

In July, 1995, we sent you the following house rules (#'s 1 - 8) to attach to your existing house rules dated December, 1993. A new house rule, labeled #9 below, was adopted by the Board on March 30, 1996. Please attach these house rules to your set of house rules dated December, 1993. Be sure to distribute them to your rental agent and/or tenants. House rule #9 will become effective on May 1, 1996. Mahalo!

- 1) Any apartment who's residents fail to move obstructions off of their lanai (for painters/maintenance, etc.) or out of their yard after due notice (10 days) will receive a \$50 fine.
- 2) Birdfeeders (or feeding of wild things of any kind) are not permitted on common or limited common elements.
- 3) Guest Parking: Long term guests (over 1 week) that use guest parking on a daily basis should obtain a guest parking pass from the Resident Manager and display the pass on the dashboard of the car.
- 4) Holiday Decorations: Any holiday decorations or lights installed on or attached to any part of the common element must be removed no later than ten days after a holiday.
- 5) Common areas: Christmas trees, car batteries, paints, used motor oil, or flammable liquids are not allowed to be dumped in the rubbish containers or left in the rubbish areas or enclosures. Anyone caught dumping these unsafe items or materials will be cited and fined.
- 6) Parking Stalls. It is the owners responsibility to maintain and keep their assigned parking stalls clean. Specifically, they must be kept free of grease, oil, and other auto fluids.
- 7) Fireworks of any kind are not to be ignited on the property.
- 8) Tenants in any apartment must register with the Resident Manager within ten days of their arrival or a \$250 fine will be assessed.
- 9) Garage, yard, or moving sales are not permitted on property.