

Maui Kai Association House Rules

Reprinted September 2006

These house rules are hereby adopted by the Board of Directors of the Association of Apartment Owners of Maui Kai, acting pursuant to the Declaration of Condominium Property Regime of Maui Kai and the Bylaws of the Association. They will apply to all owners, their tenant's and guests. Primary responsibility for adherence is held upon each owner. The Board has delegated the responsibility for enforcement of these rules to the General Manager.

1. BEHAVIOR

No occupant shall drop or throw or permit anything whatsoever to be dropped or thrown from a window, lanai's or corridor balconies, nor shall anything be placed in a precarious position which might drop from a window, lanai, or balcony. Hosing of windows, lanai's or balconies is not permitted.

For fire and safety reasons, no charcoal or other open fire device shall be used inside an apartment or on the lanai of any apartment.

Owners, tenants, their visitors and guests, or persons performing authorized services, are the only persons allowed on the premises.

The General Manager will have the right to remove, or have removed any person(s) who unreasonably interferes with the quiet and peaceable enjoyment of the premises by other persons.

Parents shall be held responsible for the behavior of their children and adults who are not parents shall be responsible for the behavior of children visiting them.

Children shall not be allowed on the premises unless they are accompanied by their parents, who are visiting some adult, who is authorized to be on the premises. Children of owners may otherwise be on the premises if the General Manager has been clearly notified by the owner that their children are authorized to be on the premises.

2. ELEVATORS

A. Smoking in the elevators is prohibited.

B. Elevators shall not be used unnecessarily or in such a manner as to cause damage or impair their efficiency. No person shall "HOLD" an elevator without approval of the General Manager.

3. BEACH AND POOL AREAS

A. Glass containers are not allowed on the beach or in the pool area.

B. The Board of Directors shall have the right to regulate use of the pool areas to certain hours.

C. Have the right to limit activities in the pool area, to those which are not boisterous or overly noisy.

D. The General Manager shall have the right to limit the amount of time any person may occupy the pool or the hydro therapy pool in the event someone's use interferes unreasonably with the use of these facilities.

E. Anyone using the beach and pool area does so at their own risk.

F. No bather shall enter the building in a sandy condition or wet with salt water. A shower is provided near the beach entrance and in the pool area.

G. Children in diapers must use waterproof diapers in the pool or hot tub.

H. Cell phones are prohibited at the pool area.

4. PROVISIONS OF ARTICLE V.

SECTION 3 OF THE BYLAWS WHICH ARE IN EFFECT.

A. All apartments of the project shall be used only for residential purposes, except apartment 102X, which may also be used as a General Managers Office.

B. All common elements of the project shall be used only for their respective purposes as designed.

C. No apartment owner or occupant shall place store or maintain in the halls, lobbies, stairways, walkways, grounds, or other common elements of similar nature, any furniture, packages or objects of any kind or otherwise obstruct transit through such common elements.

D. Every apartment owner and occupant shall at all times keep his apartment in a strictly clean and sanitary condition and observe and perform all law, ordinances, rules and regulations now or hereinafter made by any governmental authority or the Association for the time being applicable to the use of the project.

E. No apartment owner or occupant shall make or suffer any strip or waste or unlawful, improper or offensive use of his apartment or the project, nor alter or remove any furniture, furnishings or equipment of the common elements.

- F.** No apartment owner or occupant shall erect or place in the project any building or structure including fences and walls, or make any additions or alterations to any common elements of the project, nor place or maintain thereon any signs, posters or bills whatsoever, except in accordance with plans and specifications including detailed plot plans prepared by a licensed architect if so required by the Board of Directors and also approved by a majority of apartment owners (or such large percentage required by law or the Declaration) including all owners or apartments thereby directly affected.
- G.** No apartment owner or occupant shall decorate or landscape any entrance, hallway, planting area or lanai appurtenant to his apartment except in accordance with standards therefore established by the Board of Directors or specific plans approved in writing by the Board.
- H.** All occupants shall exercise extreme care about making noises and in the use of musical instruments, radios, television and amplifiers that may disturb other occupants.
- I.** No garments, rugs or other objects shall be hung from the windows or facades of the project.
- J.** No rugs or other objects shall be dusted or shaken from the windows of the project or cleaned by beating or sweeping on any hallway or exterior part of the project.
- K.** No refuse, garbage or trash of any kind shall be thrown, placed or kept on any common elements of the project outside of the disposal facilities provided for such purpose.
- L.** No livestock, poultry, rabbits or other animals whatsoever shall be allowed or kept in any part of the project with exception of seeing eye dogs.
- M.** No apartment owner or occupant shall, without the written approval of the Board of Directors, install any wiring or electrical or telephone installations, television antenna, machines or air conditioning units or other equipment or appurtenances whatsoever on the exterior of the project or protruding through the walls, window or roof thereof.
- N.** Nothing shall be allowed, done or kept in any apartments or common elements of the project which would overload or impair the floors, walls or roofs thereof, or cause any increase in the ordinary premium rates or the cancellation or invalidation of any insurance thereon maintained by or for the Association.
- O.** Water shall not be left running an unreasonable length of time.
- P.** Without the prior written permission of the Board of Directors, no Type A, A1, D, E, or F apartment shall be inhabited by more than 6 persons, nor any type B or C apartment by more than 4 persons, nor any type G apartment by more than 2 persons. Such permission shall be granted only in exceptional circumstances, or as and when the Board deems it appropriate in the particular case to permit greater occupancy by children or short term guest.
- Q.** The Board of Directors, upon giving notice to all apartment owners in the same manner as herein provided for notice of meetings or the Association and opportunity to be heard thereon, may adopt, amend or repeal any supplemental rules and regulation governing details of the operation and rules and use of the common elements not inconsistent with any provision of law, or the Declaration of the bylaws.
- R.** No apartment owner or occupant shall enter any area clearly marked for "NO ENTRY" signs include: NO ENTRY, DANGER, KEEP OUT, DO NOT ENTER, OR EMPLOYEE ONLY, and others added From time to time clearly expressing the intent of limiting access by those who do not need to be there or who will disturb the function of the area.
- S.** The parking lots on both sides of the cabana and driveway are restricted to passenger vehicles only. This specifically excludes all commercial vehicles of any type. No owner, guest, or long term tenant will at any time park more than one vehicle in these main parking areas.
- T.** All vehicles within the parking lot, or on any portion of the common elements shall have a current state of Hawaii safety inspection sticker, be properly licensed and in operable condition.
- U.** All skateboards are prohibited on the Maui Kai grounds.