

**HOUSE RULES OF THE ASSOCIATION OF APARTMENT OWNERS OF
MAUNA LANI POINT**

WHEREAS, the original House Rules of the Association of Apartment Owners of Mauna Lani Point (hereinafter referred to as the “House Rules”) was finalized on or about May 13, 1986, the date the Declaration of Horizontal Property Regime of Mauna Lani and the Bylaws of the Association of Apartment of Mauna Lani Point were filed with the Assistant Registrar of the Land Court of the State of Hawaii;

WHEREAS, the Final Horizontal Property Regimes (Condominium) Public Report on Mauna Lani Point, Registration No. 1645, covering the Mauna Lani Point condominium project, was issued by the Real Estate Commission, Department of Commerce and Consumer Affairs of the State of Hawaii on June 27, 1986;

WHEREAS, Mauna Lani Resort, Inc., a Hawaii corporation, 7th Declarant herein, has been required to make certain changes to the House Rules in order to obtain a registration permit for the Mauna Lani Point condominium project from the State of California; and

WHEREAS, the Declarant herein desires to modify and amend said House Rules to comply with and incorporate the changes required for registration under the laws of the State of California.

NOW, THEREFOR, Declarant hereby amends, in its entirety, said House Rules, as follows:

1. The House Rules, as amended, shall be as set forth in Exhibit A attached hereto and incorporated herein by reference; and
2. In the event of any conflict between the terms and conditions contained in the House Rules and this First Amendment, this First Amendment shall be controlling.

HOUSE RULES OF THE ASSOCIATION OF APARTMENT OWNER OF MAUNA LANI POINT

These “House Rules” represent the initial rules for the Association of Apartment Owners of the Mauna Lani Point, and supplement, but do not change, the obligations of owners and tenant contained in official condominium documents pertaining to the to the Project. They apply specifically to owner-residents and tenants of Mauna Lani Point as well as to members of their families and guests, and shall be enforced by the Board of Directors (“Board”) of the Association of Apartment Owners (“Association”), Manager, and/or the Managing Agent.

These rules are intended to serve as a guide for the consideration of the and for the application of common sense in order to create a friendly, pleasant and congenial atmosphere in the Project.

The Board has the responsibility to make such other rules from time to time or to amend the foregoing rules, as many are deemed needful for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all the occupants of Mauna Lani Point, Phase 1.

Section A. RULES PERTAINING TO APARTMENTS

A-1. No awning, shades, windows guards, towels, swimwear, wiring, radio or television antenna or other objects shall be attached to or hung from the exterior of any building verandas, balconies, lanais, or windows, or protrude through the walls, windows or roof thereof, and no notice, advertisement, bill poster, illumination or other sign shall be inscribed or posted on or about the Project, although not visible outside of the Board or the Managing Agent or the Manager, which approval may be granted or refused in the sole discretion of the Board or the Managing Agent or the Manager, nor shall anything be projected from any windows of any building without similar approval.

Lanais To maintain the aesthetics of the property, no towels, bathing apparel, clothing, surfboards or similar items shall be placed on lanais or in windows where they might be viewed from any point on the property.

A-2. The repair and maintenance of the interior of the apartment are the responsibility of the individual owners.

A-3. Nameplates and names shall be in the form approved by the Board and located only in the places designated by the Board.

A-4. All radio, television or other electrical equipment of any kind or nature installed or used in each apartment unit shall fully comply with all rules, regulations, requirements or recommendations of the public authorities having jurisdiction and the apartment owner alone shall be liable for any damage or injury by any radio, television or other electrical equipment in such apartment owner's unit.

A-5. All noises from whatever source shall be discriminately controlled in order that other residents of the building not be disturbed or annoyed.

Noise: All noises from whatever source shall be discriminately controlled so that they do not disturb or annoy other residents or guests of the building. All residents and guests shall maintain quiet between the hours of 10:00pm and 7:00am daily.

A-6. If the immediate service of the police department, the fire department, an ambulance or doctor is required, the desired agency or person shall be called directly. Any emergency, particularly such emergencies as flooding, fire, theft, etc., should be brought to the attention of the Manager.

1) Emergencies: If the immediate service of the Police Department, Fire Department, an ambulance or doctor is required, Dial 911. You are residing at Mauna Lani Point. Any emergency, particularly such emergencies as flooding, fire or theft should be brought to the immediate attention of the General Manager, Arlene Crane.

A-7. The Board, Managing Agent, or the Manager shall not be responsible for packages or other deliveries left at doors of apartments or other undesignated places on the premise, or for any personal property placed on or left in or about the premises.

A-8. Clotheslines or other similar objects shall not be hung in any outside area.

A-9. Potted plants may be placed on verandas, balconies and lanais. Porcelain or other suitable containers shall be placed under all flowerpots. The watering and care of plants and the sweeping and mopping of verandas, balconies and lanais shall be the responsibility of the individual apartment owner and shall be kept in an attractive and aesthetically pleasing manner and condition and be accomplished in such a manner as not to create a nuisance to persons residing in adjacent apartments or to the persons below. Proper safety precautions must be taken to prevent plants from falling from the verandas, balconies or lanais.

A-10. No occupant shall use or permit to be brought into any apartment or common areas anything deemed hazardous to life, limb or property, such as gasoline, kerosene, methanol or other combustible of like nature, or any gunpowder, fire works or other explosives. No activity shall be engaged in, nor shall any substance be introduced or manufactured within the apartments, which may result in a violation of the law or in the increase of premium rates or cancellation of insurance on the buildings in the Project.

A-11. Except for the designated recreational area, the use of lighter fluid and charcoal barbeques is prohibited on the premises. Electric barbeques, which utilize ceramic or rock briquettes, are permitted only during the hours of 5:00 p.m. to 9:00 p.m.

A-12. No waterbeds shall be permitted.

A-13. Drapes shall be appropriately attached to windows or doors and shall be of a subdued tone and color.

A-14. No livestock, poultry, rabbits or other animals whatsoever shall be allowed or kept in any part of the Project. However, dogs, cats and other household pets in reasonable number may be kept by the apartment owners and occupants in their respective apartments if the prior approval of the Board is obtained. Such household pets, however, shall not be kept, bred or used therein for any commercial purpose nor allowed on any common areas except in transit when carried or on a leash, provided that any such

pet causing a nuisance or unreasonable disturbance to any other occupant of the Project shall be permanently removed there from promptly upon notice given by the Board of Directors or Managing Agent.

Pet owners are responsible for the immediate clean up after their pets. Such refuse is to be placed in owner's refuse can only. Gardeners will not be responsible for this type of clean up.

A-15. Garments, rugs, mops or other objects shall not be dusted or shaken from windows, verandas, balconies or lanais. Dust, rubbish, or litter shall not be swept or thrown from any apartment on to any part of the premise. Furthermore, nothing shall be thrown or emptied by occupants or their guests out of windows, doors, verandas, balconies or lanais into any part of the premises.

A-16. Verandas, balconies and lanais may be furnished appropriately with typical lanai furniture, which includes chairs, lounges, and tables, which shall be kept in an orderly fashion. Verandas, balconies and lanais will not be used for storage areas for sports and play equipment, nor surplus cartons, boxes, or any other type of excess belongings except in lanai storage areas designated in the building plans as useable for storage. Any furniture, plants, or other articles, which, in the opinion of the Board, are unsightly, shall be removed and kept from the verandas, balconies and lanais upon request by the Board of Directors.

A-17. Kitchen disposals should be utilized for disposing of soft waste. Water should be used when operating disposals and should be left running for a brief period after the disposal had been turned off.

A-18. Dust, floor and powdered waste shall be wrapped in compact packages. All trash must be thoroughly drained and wrapped in paper and all garbage and other refuse shall be securely wrapped, preferably in plastic bags, and securely fastened.

All trash shall be deposited in the designated area on the premises, where personnel will remove it under the direction of the Manager.

Section B. COMMON AREAS

B-1. No soliciting of goods and services, or religious or political activities shall be permitted on the premises unless approved by the board.

B-2. Surfboards, bicycles, skateboards, roller skates, etc., shall be left or allowed to stand on any part of the premises, other than within the confines of an apartment or in storage areas set aside or assigned for such purposes.

B-3. Skateboards, roller skates and related equipment shall not be operated or used on any part of the premise.

B-4. Vehicles, including bicycles, mopeds and motorcycles shall be operated only on roads and roadways.

B-5. Boats, canoes, rafts or other navigable craft shall not be left or allowed to stand in the parking spaces and stalls; driveways and other areas designated as common and limited common elements in the Declaration.

B-6. Group sports such as football, basketball, volleyball or golf shall be prohibited in the common areas.

B-7. Move-in and moving of large items should be coordinated through the Manager and/or the Managing Agent. Any damage to any common elements caused by moving of furniture or other personal effects shall be repaired at the expense of the resident causing the damage.

B-8. The planting and care of foliage in the common and limited common areas is within the sole discretion and responsibility of the Board. Owners, occupants and

guest shall not be permitted to plant or place shrubs, trees, vines or other types of plants in the common and limited common areas.

B-9. Furniture, furnishings and equipment of the common areas have been provided for the safety, comfort and convenience of all residents and guests and, therefore, shall not be altered, extended, removed or transferred to other areas without permission from the Manager.

B-10. The grounds, walkways, driveways, and other similar common areas shall be used strictly for ingress and egress from the parking and apartment building areas, and must be at all times kept free of obstructions.

B-11. Smoking is prohibited on all lanais, patios, enclosed or partially enclosed common areas, covered walkways, interior courtyards, and within twenty feet of such areas.

B-12

1. No Unmanned Aircraft System (“UAS” or “Drone”) shall be launched from, land at. Or hover over any MLP Common Area. MLP’s Common Areas include, among other things, MLP roadways and paths, lawns and landscaped areas and the pool and pavilion area.
2. Recreational/hobbyist UAS, including “model aircraft” as defined by the Federal Aviation Administration (“FAA”), which are operated on MLP Common Areas shall be subject to the House Rules of the AOA of Mauna Lani Point as well as any local government regulations which may be adopted and amended from time to time..
3. UAS, which are operated for commercial purposes (e.g., real estate marketing photography) are subject to certain rules and regulations adopted by the FAA including, among other things, pilot certification, registration of craft, and compliance with FAA-established operating requirements. A summary of the

FAA requirements as of June 21, 2016 for the commercial use of UAS is attached from your reference.

4. FAA rules prohibit any activity that may impede an individual's right to privacy, including the tracking, viewing or photographing of specific identifiable individuals without their permission.
5. Commercial UAS operators are requested to provide the General Manager of MLP with the following information prior to any planned UAS flight:
 - a. Evidence of FAA registration of the operator's UAS;
 - b. FAA-issued "N-Number" (which is required to be displayed on all UAS per FAA specifications);
 - c. A proposed flight plan, describing your launch point and landing point; diagram of proposed flight path; and, date, time and duration of flight.

Section C. GENERAL

C-1. If any key or keys are entrusted by an apartment owner or occupant or by any member of his family or by his agent, servant, employee, licensee or visitor to the Board, the Managing Agent or the Manager, whether for the apartment owner's or occupant's apartment unit or an automobile, truck or other item of personal property, the acceptance of the key shall be at the sole risk of the apartment owner or occupant and the Board, the Managing Agent, or the Manager shall not be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

C-2. Nothing shall be allowed, done or kept in any apartment unit or common area 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 an insurance thereon maintained by or for the Association, nor shall any noxious or offensive activity or nuisance be made or suffered thereon.

C-3. Complaints and suggestions regarding the Project shall be made in writing to the Board or the Managing Agent.

C-4. There shall be NO shooting or use of fireworks of any type at any time in, from or around any building or the common areas except by special permission in writing from the Board.

C-5. The names and phone numbers of all Resident Owners, and the names, residence or business address, and phone numbers of all non-resident Owners shall be giving the Resident Manager. This information shall be given at the time of available occupancy.

C-6. Each apartment owner is at all times personally responsible for the conduct of his family, guests, guests of his family, tenants and all occupants. Each occupant is at all times personally responsible for the conduct of his family, guests, and guests of his family. This responsibility extends but is not limited to any damage or destruction to common or limited common areas.

Damages: Each condominium owner or tenant shall be held personally responsible for any damage or destruction to any property caused by him/her, his/her spouse or children, his/her guests or employees or any other occupants of his/her condominium.

Children: Guest and owners are responsible for the conduct of their children at all times in all areas. Damage to any portion of the property is the parent's responsibility.

C-7. No person shall place, store or maintain on the walkways, grounds or other common elements any object of any kind to otherwise obstruct transit through any common element, or leave any personal belongings on any of the common elements.

C-8. Whenever possible, infractions of these House Rules should be reported to and enforced by the Resident Manager. The Resident Manager will handle all complaints on an anonymous basis, if possible. It is suggested that, if possible minor disagreements should be settled between the individual occupants affected.

C-9. The Board of Directors reserves the right to make other House Rules from time to time as may be deemed necessary.

C-10. An apartment shall be used only for family living accommodations and shall not be used for business or any other purposes; provided however, this provision shall not affect such apartments from being rented or leased for residential or living accommodations.

C-11. No structural changes of any type shall be permitted either within or outside a unit without prior consent and written approval of the Board of Directors.

C-12. Any changes in the landscaping must receive prior consent and written approval of the Board of Directors.

C-13. Owners are required to make requests on maintenance matters to the Resident Manager and not directly to Maintenance Personnel.

C-14. The expected arrival of large delivery trucks should be cleared with the Resident Manager.

C-15. Guests of owners must have written permission from owner prior to being given keys.

Section D. PARKING

D-1. Damage to cars and other objects or to the common areas shall be the responsibility of the person causing the damage.

D-2. No major repairs to automobile or motorcycles shall be permitted on the premises.

D-3. Owners of all motor vehicles are required to operate same within the Project at a reasonable level so as not to constitute a noise nuisance to other occupants. No racing of motors, etc., is permitted.

D-4. Residents may wash automobiles or motorcycles only in designated areas. In order to prevent soap runoffs and damage to surrounding foliage, detergent soap may not be used under any circumstances.

D-5. No personal items such as lumber, furniture or crates shall be permitted in the parking area. Temporary storage of materials is permitted only in the parking stall appurtenant to the owner's apartment being remodeled or redecorated.

D-6. Vehicles shall observe and travel at safe and prudent speeds. Drivers are expected to observe traffic and directional signs for the safety of all. Unregistered cars and illegally parked cars may be towed away and the towing fee shall be paid by the owner.

Section E. POOL AREA

E-1. The pool and the surrounding areas are for the exclusive use of residents and their guests between the hours to be determined by the Board. The Barbeque area is to be used on a first come, first served basis. Groups of sixteen (16) or more people are to request use of the Barbeque area, not more than fourteen (14) days in advance of the scheduled function. Management, in its discretion, will reserve the Barbecue area for the group. Groups must show consideration for individual's who wish to use the Barbecue area at the same time.

E-2. All suntan oil, bobbie pins, hair pins, and other such material shall be removed before entering the pool. All persons using oils, etc. shall protect the furniture and the deck area. All persons shall shower prior to entering the pool.

Please use the outside shower located at the pool to remove sand from yourself and/or ocean playthings before entering pools or building.

Suntan Lotion and Oils: These products will stain furniture and fabrics. Please do not sit or recline on any furniture until the lotion or oils are removed from your body.

E-3. Children under the age of twelve (12) will not be allowed in the pool area unless accompanied by an adult responsible for such child. Children under the age of eight (8) will not be allowed in the spa. Parents or guardians are completely responsible for their children or wards and shall not permit them to enter the pool area, regardless of age, if they are not competent swimmers, unless a responsible adult accompanies them at all times.

E-4. "Horseplay", running, screaming or other boisterous conduct is not permitted in the pool area. The playing of games, such as marco polo shall be prohibited.

E-5. No residents under the age of twelve (12) shall be permitted to have guests in the pool area unless such guests are under the supervision of a parent or occupant/guardian of the minor resident.

E-6. Glass or other breakable containers shall not be brought into the pool area.

E-7. All personal belongings such as towels, sunglasses, books, etc. shall be removed upon leaving the pool area.

E-8. No pets shall be permitted in the pool area.

E-9. Radios on the pool area shall be operated at a volume level so as not to create a nuisance to other tenants and pool users.

E-10. Swimming is not allowed in other than proper swimming apparel.

E-11. Residents and their guests shall use the swimming pool at their own risk.

E-12. Scuba equipment, inner tubes, swimming fins, toys, or other inappropriate equipment shall not be allowed in the pool. However, small children may use small tubes, water wings or similar devices for safety purposes, if accompanied in the pool by an adult.

E-13. All persons known to be or suspected of being afflicted with an infectious disease, suffering from a cough, cold or sores or wearing bands or bandages, shall be excluded from bathing in the pool.

E-14. Spitting, spouting of water, or blowing the nose in the swimming pool shall be prohibited.

**Section F. COMPLIANCE WITH MAUNA LANI RESORT ASSOCIATION
DECLARATION**

F-1. Notwithstanding anything herein to the contrary, these House Rules shall be subject to the Declaration of Covenants and Restrictions of the Mauna Lani Resort Association (MLRA), and in the event of any conflict between these House Rules and the Declaration of Covenants and Restrictions of the MLRA, the Declaration of Covenants and Restrictions of the MLRA shall govern and the Board shall make such changes to these House Rules from time to time to comply with the Declaration of Covenants and Restrictions of MLRA.

- **EMERGENCY:** A telephone is located in the Pavilion area next to the entrance to the men's bathroom hallway. **Dial 9-911.**
- **NO LIFEGUARD ON DUTY:** Use the Pool at your own risk.
- **NO SMOKING:** Smoking in the Pool / Pavilion area is prohibited by law.
- **POOL HOURS:** 8:00 AM – 9:00 PM
- All persons must shower before entering the Pool.
- Diving is not allowed.
- Children under the age of twelve (12) must be accompanied by an adult who shall be responsible for such child at all times
- Running, shoving, dunking, screaming or other boisterous conduct is not allowed.
- Improper behavior, intoxication, or use of profanity is not allowed.
- Glass or other breakable containers are not allowed in the Pool area.
- Pets are not allowed in the Pool / Pavilion area.

- All persons known to be, or suspected of being afflicted with an infectious disease, are not allowed in the Pool.
- Persons having blisters, cuts, etc., or wearing bandages are prohibited from using the Pool.
- Spitting, spouting of water or nose blowing, is not allowed.
- Appropriate swimming apparel must be worn at all times in the Pool / Pavilion area.
- Scuba equipment, inner tubes, rafts, or other inappropriate equipment are not allowed in the Pool.
- Small children may use water wings, or similar flotation devices for safety purposes.
- The use of ‘swim pants’ for infants or persons who may be incontinent is required.

Swimming Pool: Hours: 8:00am to 9:00pm

Children under the age of 12 shall be accompanied by an adult at all times in the pool area. Children under the age of 8 are not allowed in the Therapy Pool or the Sauna.

Mats, flotation devices, and other water equipment are not permitted with exception of safety devices for young children.

No “horseplay” shall be allowed in the pool or surrounding area.

No person with bandages or open wounds is allowed in the pools.

Glassware of any type is not permitted in the pool area.

No radios are permitted poolside.

Surfboards & Bicycles: Surfboards and bicycles shall be stored in storage areas provided on the ground. No surfboards or bicycles are allowed in the condominium.

Parking: Guest Parking is available in unmarked stalls only. Stalls marked “Reserved” are for Mauna Lani Point resident owners.

Skateboards & Skates: Skateboarding and/or skating are not permitted at any time on the Mauna Lani Point property.

MAUNA LANI POINT POOL PAVILION AREA - RESERVATION PROCEDURE

- 1. Reservations for the Pool Pavilion Area may be made by Residents and Guests of Mauna Lani Point by contacting the Residential Concierge @ 808-885-2290.**

- 2. In consideration for residents and guests who wish to use the BBQ area at the same time, a maximum of three of the four BBQ's may be reserved based upon size of the gathering.**
- 3. Reservations are made on a first-come first-served basis and may be made up to 2 months in advance.**
- 4. Reservations may be made only for groups of 8 or more.**
- 5. The Pool Pavilion is available between the hours of 8:00 AM – 10:00 PM**
- 6. All Residents and Guests using the Pool Pavilion must follow all House Rules**
- 7. The Residents or Guest reserving the area shall be the responsible party to ensure the area is left in a clean and tidy condition upon completion of use. In the event excessive cleaning is required, the responsible party will be charged accordingly.**