

# KAWAIHAE CRESCENT WEST

## HOUSE RULES

Revised October 1998

October 22, 1998

# KAWAIHAE CRESCENT WEST

## House Rules

October 1, 1998

1. **PURPOSE:** These house rules are designed to safeguard the life, enjoyment, and property of each owner, occupant, and guest.
2. **COMPLIANCE:** In the common interest, full compliance by all is anticipated, and every owner is urged to require strict observance by all, guests and visitors.
3. **EXTENSIONS:** The Board of Directors from time to time may post special safety or other house rules concerning the use of driveways, the parking areas, etc. The Board's posted rules shall be considered extensions of the house rules.
4. **CHANGES:** These house rules are subject to change by action of the Board; suggested changes should be delivered in writing to the Managing Agent for transmission to the Board.
5. **VIOLATIONS:** Violations of the house rules should be reported promptly to the Managing Agent, who will initiate corrective action as and when appropriate.
6. **GUESTS:** An apartment owner or occupant may invite an individual or individuals to use the common elements as his/her sponsored guest(s), provided that an adult apartment owner or adult occupant is present whenever said guests are on the premises.
7. **COMMON ELEMENTS:** Nothing shall be altered, constructed or stored in or on the common elements without prior written approval of the Board.
8. **HOUSE RULES:**
  - A. All apartments of the project shall be used only for residential purposes, and no apartment shall be used as a tenement or rooming house or in connection with the carrying on of any trade or business whatsoever, except as allowed by City and County of Honolulu zoning ordinances.
  - 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 stairways, walkways, grounds, parking areas, yard areas, or other common elements of similar nature any furniture, packages or objects of any kind or otherwise obstruct transit through such common elements.

1. Bikes and/or surfboards may be stored only under storage lockers in parking stalls. Bikes may be secured to eye bolts which are on the wall under the locker.
  2. Bikes, surfboards, or toys shall not be stored on any common element such as parking areas, porches or sidewalks.
- D. Every apartment owner and occupant shall at all times keep his/her apartment and any appurtenant storage areas in a strictly clean and sanitary condition and observe and perform all laws, ordinances, rules and regulations now or hereafter made by any governmental authority of 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/her apartment or the project nor alter or remove any furnishings or equipment of the common elements.
- F. No apartment owner or occupant shall erect or place in the project any buildings or structure including fences and walls, nor 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 and also approved by a majority of apartment owners (or such larger percentage required by law or the Declaration) including all owners of apartments thereby directly affected. For Sale or For Rent signs may appear only on Sundays or during an open house.
- G. No apartment owner shall decorate, paint or landscape any entrance, stairway, lanai or planting area appurtenant to his/her apartment, nor any other portion of the project, except in accordance with standards therefor established by the Board of Directors or specific plans approved in writing by the Board. Security devices such as iron bars on windows and decorative signs indicating names of occupants must be proposed to and approved by the Board in writing prior to installation.
- H. All occupants shall avoid making noises and using musical instruments, radios, televisions and amplifiers in such manner as may disturb other occupants, in accordance with the Honolulu City & County laws on noise pollution. Quiet hours are between the hours of 10:30 p.m. and 6:00 a.m.
- I. No garments, rugs or other objects shall be hung, dusted or shaken from the windows, stairways or facades of the project.
- J. 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. Place refuse, garbage and trash in trash containers provided.

- K. No livestock, poultry, rabbits or other animals whatsoever shall be allowed or kept in any part of the project except that dogs, cats and other household pets, and no more than two of these pets, may be kept by the apartment owners or occupants in their respective apartments but shall not be kept, bred or used therein for any commercial purpose nor allowed on any common elements 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 therefrom promptly upon notice given by the Board of Directors or Managing Agent. Owners of such pets shall be responsible for disposal of the animal's feces into trash containers. The feces shall be put into plastic bags and tied before depositing.
- L. No apartment owner or occupant shall without the written approval of the Board of Directors install any wiring for electrical or telephone installations, machines or air-conditioning units, or other equipment or appurtenances whatsoever on the exterior of the project or protruding through the walls, windows or roof thereof, except that air-conditioning units may be installed providing that said units are not visible from outside the apartment site or enclosures. If an air-conditioning unit protrudes outside the exterior of the apartment, installation of said unit must be preceded by a written request to the Board specifying the proposed location of the unit and the consideration to be given to noise and condensation effects on neighbors, said request to be approved in writing by the Board.
- M. No apartment owner or occupant shall erect, place or maintain any television or other antennas on said project visible from any point outside of his apartment.
- N. Nothing shall be allowed, done or kept in any apartment 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. No owner or occupant shall climb or venture upon the rock face directly behind the entire complex limits, nor remove or permit to be removed any rock or such like materials from said area without obtaining prior written consent from the Association.
- P. No loitering, bicycle riding, skating, skateboarding, guns, ball playing, airborne toys or objects or playing in general shall not be allowed in the parking areas. Said activities in the other common elements shall be limited to the hours between 9:00 a.m. and 6:00 p.m. daily.
- Q. No owner or occupant shall do any overnight or major repairs in the parking area on any vehicle.

cooking shall be allowed only on the immediate area in the back of the building off of the concrete walkway. No utensils, grills or hibachis shall be left overnight.

Parking stalls is assigned; therefore, visitors are to park outside. Residents are to park only in assigned stalls. There shall be no parking in marked "No Parking" areas. Violators will be towed at their own expense.

Absolutely no fireworks of any kind, including (but not limited to) firecrackers, roman candles, sparklers, etc. shall be set off on or in any part of the property.

The Board of Directors, upon giving notice to all apartment owners, may adopt, amend or repeal any supplemental rules and regulations governing details of the operation and/or use of the common elements not inconsistent with any provision of the Declaration, or the By-Laws.

The Association has spent a large sum of money to upgrade our driveways and parking stalls. In order to protect this investment and to maintain the values of the property, the Board voted to address the concerns of those who have questioned parking stalls and the oil dripping from cars.

At least one member of the Board of Directors and/or the Managing Agent shall inspect the parking stalls once each month.

To provide a notice to any owner or resident whose automobile has leaked any fluid residue in their stall and allow seven (7) days to correct the problem. Should the spills not be cleaned within the allotted seven (7) days, someone will be contracted to clean the stall at a cost of \$30.00 per stall and your account will be charged for the cleaning. And EPA Approved Oil Spill Kit may be purchased if the car is not repaired as soon as possible.

**Board, depending upon the frequency and severity of the violations shall ENFORCEMENT of the house rules by way of the following responses:**

- Verbal contact by Managing Agent
- Written contact by Managing Agent
- Direct contact by Board of Directors
- Written contact by an attorney
- Court action, such as a temporary restraining order or permanent injunction
- Other actions as deemed necessary

We have read the aforementioned house rules and agree to abide by them.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Unit Number

\_\_\_\_\_  
Date