

# **MA'ALAEA YACHT MARINA**

## **HOUSE RULES AND REGULATIONS**

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## TERMINOLOGY

- Owner: A person or entity that owns an apartment at Ma'alaea Yacht Marina (MYM).
- Tenant: A person or entity that rents or leases an apartment at MYM. Long-term is 30 days or more, short-term is less than 30 days. A Vacation Renter is a Tenant. Immediate Family Member: A specific term used in this document and is defined as a person's spouse, children, parents, and siblings. Family Member: In general terms, a person's family member.
- Guest: A person who is located on the premises for a short period of time at the invitation of an owner, tenant, or Immediate Family Member.
- Resident Manager: A person who is employed by and resides at MYM and has the authority to exercise all duties set forth by the Managing Agent. This includes authority to enforce the House Rules.
- On-Site Manager: A person with such authority as granted by the Board and/or Resident Manager.
- Managing Agent: The management firm whose responsibilities are outlined in the By-Laws.
- Agent: A real estate broker, agent, company, or individual who is empowered to act on behalf of an owner.
- Board: Elected Board of Directors (BOD) for the Association of Apartment Owners (AOAO).
- Project: All that is part of MYM.
- Declaration: Ma'alaea Yacht Marina Declaration of Condominium Property Regime.
- Unit: An apartment at MYM.
- MYM: Ma'alaea Yacht Marina.
- AOAO: Association of Apartment Owners.
- Short Term Vehicle: Used in this document with reference to parking at MYM. A Short Term Vehicle is a vehicle using the MYM's parking area less than 30 days.

## **RESIDENT MANAGER OFFICE**

### **OFFICE HOURS:**

**Monday - Friday:                      7:30am to 11:30am**

**Saturday & Sunday:                      7:30am to 4:30pm**

**Office phone: (808) 242-5997**

**Emergencies please call 911**

## HOUSE RULES & REGULATIONS

QUIET HOURS:	10:00pm - 8:00am
POOL/BBQ AREA HOURS:	9:00am - 9:00pm
LAUNDRY HOURS:	8:00am - 9:00pm
TRASH CHUTE HOURS:	8:00am - 10:00pm

**Failure to abide by any of the Rules and Regulations may result in fines of:**

1. Warning for first offense.
2. \$50.00 for second offense.
3. \$100.00 for third offense.
4. \$150.00 for fourth offense and possible legal action.

1. Fines will accumulate regardless of category. After 2 years with no violations, fines will start over at \$50.00 unless the violation is the same as a prior offense.

2. It is the owner's responsibility to see that these rules and regulations become part of any and all Rental Agreements and Leases (including Vacation Rental units). These rules and regulations apply to all owners, tenants, family members, guests, Agents, and employees.

3. The Rules and Regulations for Ma'alaea Yacht Marina are established to protect the reputation and desirability of the project by providing the maximum enjoyment, comfort, and security of all owners, tenants, family members, and guests. The purpose herein is to promote the harmonious occupancy of the condominium apartments and to protect all persons from annoyance, discomfort, inconvenience and nuisance caused by improper use of the condominium apartments and also to protect the reputation and desirability thereof by providing maximum enjoyment of the premises. The Board of Directors, as provided in the by-laws, may amend these rules and regulations. All signs posted within the project must be obeyed and are an integral supplement to the House Rules.

4. The Board shall be responsible for enforcing these Rules and Regulations, but may give

full authority for administering of the Rules and Regulations to the Managing Agent Company and/or the Resident Manager of the Project. The Board of Directors will delegate the authority and responsibility of enforcing said rules to the Managing Agent, Resident Manager, and On-Site Manager. Complaints and reports of violations are to be reported to the Resident Manager and forwarded to the Managing Agent Company in writing, by fax, or email. These rules and standards of reasonable conduct and behavior shall bind all owners, tenants, family members, and guests.

5. These Rules and Regulations supplement, but do not change the obligations of the apartment owners, tenants, family members, and guests, as set forth in the Declaration and By-Laws of the the Association pertaining to the Project. In the event of any inconsistencies, the Declaration and By-Laws will prevail.

6. LEGAL ACTION: Pursuant to the By-Laws include but not limited to eviction, restraining orders, cease and desist warrants, etc.

7. TOW-AWAY: All costs to be borne by the violator and unit owner jointly and severally.

8. APPEALS: All appeals must be in writing, attention Board of Directors, addressed to the Managing Agent and specifically state factual reasons or defenses no more than thirty (30) days after the date of violation or other action being appealed. Appeals will be processed, presented to the Board for consideration and appellant will be notified regarding findings. Appeals must be through their owner or rental agent. Written appeals should be sent to:

Ma'alaea Yacht Marina Board of Directors

c/o Hawaiiana Management Co., Ltd.

1305 N. Holopono St., Suite 3A

Kihei, HI 96753

Office: (808) 270-3218

Fax: (808) 873-7423

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

## GENERAL

1. Ma'alaea Yacht Marina is a residential apartment building. Each apartment shall be used as a single residence only and for no other purpose. Occupancy shall be limited to a maximum of 4 persons for a one (1) bedroom apartment and a maximum of 6 persons for a two (2) bedroom apartment.
2. As an owner, if you rent your apartment you are required by law to have a Tax ID number. If you live off-island, you are required by law to have an Agent living on Maui. This information, including the Agent's name and phone number must be submitted to the Resident Manager and be posted in your apartment. Owner's Agent should make periodic inspections of the apartment and maintain the apartment in good condition as per Hawaii revised Statute HRS 521-43 (f): Any apartment owner or landlord without the State or on another island from where the rental unit is located shall designate on the written agreement an agent residing on the same island where the unit is located to act on the owner's or landlord's behalf. In the case of an oral agreement, the information shall be supplied to the tenant, on demand, in a written statement.
3. The Resident Manager's contract does not allow their participation in rentals or sales, and owners will be fined for soliciting such services.
4. Every owner, tenant, family member, and guest must make every effort towards abating unsightliness within the Project and at all times keep the apartment in clean and sanitary condition.
5. Owners are responsible for the actions of themselves, their family members, their tenants, their guests, or anyone else they allow on the Project.
6. No solicitation shall be permitted by owners, tenants, family members or guests, or any other persons except as permitted by the Board. Use of the lobby bulletin board is for owners and tenants. Posted items are subject to approval by the Board or Resident Manager.
7. Owners, tenants, family members and guests shall be responsible for the conduct of his/her children at all times, ensuring that their behavior is neither offensive nor damaging to any portion of the common elements. No one is permitted to play in the walkways, stairwells,

corridors, or in the parking lot area.

**8. MOVE-IN REQUIREMENTS:** Within (24) twenty-four hours, all new owners and long-term tenants are required to register with the Resident Manager or On-Site Manager and acknowledge receipt of a copy of the House Rules.

**9. MOVE-OUT REQUIREMENTS:** All departing owners and long-term tenants are required to notify the owner and the Resident Manager or On-Site Manager and leave no personal property in the common areas of the building. All items left behind will be removed in any way that the Board deems appropriate at the violator's or owner's expense. Such expenses will be determined by the Board. There shall be no moving-in or moving-out of MYM during Quite Hours excluding Vacation Renters checking-in or checking-out.



## NOISE AND NUISANCES

1. Excessive noise is not allowed at any time. No nuisance shall be allowed in the Project nor shall any use or practice be allowed which is improper or offensive in the reasonable opinion of the Board or in violation of the By-Laws or these Rules and Regulations, or which unreasonably interferes with or is an unreasonable annoyance to the peaceful possession or proper use of the Project by other apartment owners, tenants, family members or guests.
2. During Quiet Hours: 10:00pm to 8:00am special consideration must be given to:
  - a). Televisions and radios (and other such devices) must be operated at a lower noise level.
  - b). Voices shall be kept to a lower noise level. Even voices at a normal volume level can be heard especially coming from outside the apartment. Keep in mind that you can be heard when you are on the lanai or in the parking area.
  - c). Shopping carts from the Rubbish Room are not to be used during Quiet Hours.
3. Specific Noise Restrictions
  - a). Garbage disposal use only between 8:00am - 10:00pm.
  - b). Vacuum use only between 8:00am - 8:00pm.
  - c). Power tool use only between 8:00am - 5:00pm.
4. No excessively loud vehicle shall be operated at MYM (except for vehicles in the service of MYM Project). The Board will set and enforce vehicle noise limits and guidelines. The use of profane or abusive language is strictly forbidden on the premises. Any person using such language shall leave the common area of the Project upon the request of the Managing Agent, Resident Manager, On-Site Manager, or other employee or representative of the Board.
5. Tile floors: Owners who have tile or other hard surface flooring in their apartment should be aware that the nature of the materials could create excessive noise. Owners above the first floor are required to dampen the sound with floor coverings such as rugs, coasters, and the like under their furniture, etc. Maui County noise ordinances and standards apply. The AOA may correct the problem at the owner's expense if owner ignores requests to do so.

## **KEYS**

1. Apartment entry door locks must be keyed to the Resident Manager's Master Key(s).
2. Apartment entry security screen door key must be given to the Resident Manager.
3. Keypad type door locks/handles may be approved but must meet the Board of Director's Guidelines.
4. The Resident Manager or Managing Agent may enter any apartment if deemed necessary; in such case, the owner and/or tenant shall be notified of the reason and result of such entry (i.e., emergencies, preventive maintenance, etc.).

## **PARKING/VEHICLE REGISTRATION**

1. One parking space is assigned for each apartment.
2. All parking spaces are assigned and approved by the Board of Directors. If an owner allows another resident to use his/her assigned parking space, the Board must have in writing his/her permission by name to include a starting and ending date. You shall use only your assigned parking spot unless authorized to use a different spot.
3. Owners wishing to apply for a second parking space must complete the Second Parking Space Application/Request Form for the Board's review. Priority for second parking spaces will be based on a percentage of ownership of the common area that each owner pays in Land Lease/HOA fees, with those having a higher percentage having priority. No second parking space will be awarded to an owner that is not in good standing. The second parking space will cost fifty dollars (\$50) per month. If warranted, a 30 day notice may be given withdrawing permission to have a second parking space.
4. Short Term Vehicles, excluding visitor vehicles, must be registered within 24 hours of arrival. Vehicle registration forms are located in the lobby. Place the top portion of the completed PARKING PERMIT-MA'ALAEA YACHT MARINA form on the dashboard of your vehicle and deliver the bottom portion to the Resident Manager's office.
5. Parking is at your own risk.
6. Guests wishing to park in owner's or tenant's assigned parking space must complete the PARKING PERMIT-MA'ALAEA YACHT MARINA form and deliver the form to the Resident Manager or On-Site Manager.
7. No overnight parking in the visitors' parking spaces.
8. No vehicles are to be left unattended in the Loading or No Parking Zone.
9. All vehicles in the parking lot are to have current registration, safety stickers, proof of insurance, and must be in operating condition.
10. Excessively loud vehicles shall not be operated at MYM. The Board will set and enforce noise limits and guidelines.

11. The parking area shall not be used for any recreation including skateboarding, bicycling, ball playing, etc.
12. No trucks, trailers, boats, or other vehicles will be stored on the premises. Oversized vehicles, larger than a standard size pick-up truck may be required to park outside the lot to prevent obstruction of the driving lanes or parking spaces.
13. The designated Car Wash Area is located at the east wall near the parking lot exit of the Project. No unattended parking is allowed in the car wash area.
14. No major repairs are to be made to any vehicle on the premises. If minor repairs are performed, the respective parking area must be cleaned.
15. Speeding and reckless driving in the parking lot is strictly prohibited.
16. Traffic flow through the parking lot is One-Way only. Drivers should be aware of the entrance and exit signs. Penalties and fines may apply for non-compliance.
17. Any vehicle in violation of the parking rules is subject to fines/towing at vehicle owner's expense.

## **ELEVATOR**

1. Smoking, eating, and drinking is not allowed in the elevator. Persons violating this rule will be responsible to pay for any cleaning required by a spill or to eliminate odors.
2. The moving and delivery of large items should be accomplished during the hours of 9:00am to 6:00pm. 3). Elevator codes shall be kept confidential.

## **COMMON AREAS**

1. Obstructions and uses: Except for the transportation or movement of large items such as beds, refrigerators, etc., which shall be done with adequate persons to insure safety, all sidewalks, passages, stairways, walkways, and corridors must not be obstructed or used for any purpose other than ingress and egress.
2. One pair of shoes per occupant, as is Hawaii custom, may be left in view at entrances to apartments. No items of personal property, packages, boxes, crates, etc., shall be allowed to stand unattended in any common area and such will be removed at the violator's risk and expense, at the direction of the Board.
3. No littering or defacing of any common area shall be allowed. Owners are responsible for damages to the Project caused by/from themselves, family member, tenant, guest or pet.
4. Do not feed stray cats, birds, or other animals on the property. Food attracts vermin, including rats, mice, and roaches. Stray animals can be a source of disease and a nuisance. The Board may levy fines to violators.
5. No owner, tenant, family member or guest is allowed to change or alter any Common Area. This includes planters, garden areas, and ground floor entryways. Contact the Resident Manager with ideas for landscaping or other changes.
6. Smoking is not allowed within 20 feet of the building or common areas as per Hawaii State Law. The Board may designate a "smoking area" on the property. Smoking in individual apartments and or lanais is at the owner's discretion.

## SWIMMING POOL/BBQ AREA

1. The swimming pool and BBQ area is for use of owners, their immediate family members\*; tenants and their immediate family members\*; and guests.
2. Permitted use hours are 9:00am to 9:00pm.
3. There is no Life Guard on duty. A responsible adult must supervise persons under 14 years of age when in the Pool/BBQ Area.
4. Smoking is not permitted in the Pool/BBQ Area.
5. Owners or their immediate family members\*; tenants or their immediate family members\*, must accompany their guest(s) at all times while in the Pool/BBQ Area.
6. The Pool/BBQ area key is not to be given to guest(s).
7. Owners, tenants, and their immediate family members\* are limited to 4 guests per apartment at the Pool/BBQ Area. Owners, tenants, and their immediate family members\* must acquire Board permission to have more than 4 guests in the Pool/BBQ Area by completing a "Party Request Form" and delivering the form to the Resident Manager or On-Site Manager for Board approval.
8. The AOA and management are not responsible for accidents or injuries.
9. Management reserves the right to deny the use of the Pool/BBQ Area to anyone at anytime.
10. Running, pushing, Marco Polo, or other horse play is not allowed. Jumping into the pool from any part of the building, railing, walls or fence surrounding the pool area is not allowed. Boogie boards, surfboards, or other inappropriate items are not allowed in the pool or enclosed Pool/BBQ Area.
11. Detectable noise from radios or other such devices are not allowed in the Pool/BBQ Area or on the Common grounds of MYM.
12. Boisterous behavior is not allowed.
13. Glassware or other breakable items are not allowed in the Pool/BBQ Area. Violators of this rule will be liable for the professional clean-up of broken items or glass in the pool or surrounding area and may be fined.
14. Suntan products and sand must be removed before entering the pool.
15. Swimmers are required to dry-off before entering the elevator or lobby.

16. Tampering with any part of the pool equipment is not allowed.
17. The Board of Health states that all persons known to be or suspected of being afflicted with an infectious disease, suffering from a cough, cold, or open sores, or incontinent persons of any age, or wearing bandages, shall be excluded from the use of the pool.
18. A waste can for trash disposal is provided at the Pool/BBQ Area.
19. Nudity is not allowed regardless of age.
20. Spitting, spouting water and blowing the nose in the swimming pool are prohibited.
21. Babies/infants must wear appropriate swimming diapers.
22. Animals, except service animals, are strictly forbidden in the pool or Pool/BBQ Area.
23. Intoxicated persons shall not be allowed in the pool or Pool/BBQ Area.
24. Furniture at the poolside should not be removed from the fenced Pool/BBQ Area without permission from the Resident Manager or On-Site Manager.
25. Follow the posted instructions for use of the BBQs. Barbecues are to be cleaned after each use by the owner, tenant, family member or guest.

**Note:** see Terminology section, page 3, for definition of “immediate family member”.

## **APARTMENTS**

Owners shall be responsible for the conduct of themselves, their family members, tenants, and guests and shall upon request (written or otherwise) of the Board or Managing Agent, immediately abate and remove, at their expense, any structure, thing, or condition, that may exist with regard to the occupancy apartment, which is a violation hereof, or the Declaration, or of any of the Rules and Regulations adopted by the Board. If the owner is the violator, or the owner is unable to control the conduct of their family members, tenants, or guests, the owner shall, upon request (written or otherwise) of the Board or Managing Agent, immediately remove such from the premises, without compensation for the lost rent or any other loss or damage resulting therefrom.

## LANAIS

1. As set forth in the Declaration and Bylaws, the care and maintenance of the apartment and lanai is the owners responsibility. Owners or tenants may not paint or otherwise decorate the walls or ceilings of such lanais without written approval of the board. The exterior of the building shall present a uniform appearance. The Board may require the painting and may regulate the type and color of the paint to be used.
2. Lanais shall not be used to store items of any kind in open view without the approval of the Board. Appropriate furniture and small plants may be placed on the lanai. Any unsightly or disturbing items shall be removed upon the request of the Board, Managing Agent, or Resident Manager.
3. Potted plants must have containers under them to prevent dripping.
4. Towels, bathing apparel or textiles of any kind may not be placed on lanais in open view, or within passageways or windows so as to be in view from the outside of the building or any other apartment. No items of any kind may be draped or hung over the lanai railing.
5. No items of any kind are to be thrown from, shaken off, or swept off of any lanai or out any window. This includes articles of clothing, sheets, towels, dust mops, rugs, etc.
6. Wild birds are not to be feed from the lanai. This practice invites rodents, ants, and vermin.
7. Appropriate holiday decorations may be displayed on lanais from December 1<sup>st</sup> through January 7<sup>th</sup>, or per written approval of the Board.
8. No signs, posters, bills, or lettering or any other article or item shall be placed in view of any part of the building or grounds.
9. Ceiling fans and electric lights are allowed to be installed on lanais with prior Board approval.
10. Gas or briquette BBQs are prohibited on lanais as are any open flames.
11. Items on the lanai such as wind chimes, air conditioners, motors, fan motors, or any other items that cause excessive noise must be repaired, removed, or turned off if requested by management.



## **LAUDRY ROOM**

1. Permitted hours of use are from 8:00am to 9:00pm.
2. All washers and dryers are on a timer.
3. Clothes must be promptly removed from the machines when the cycle is completed. Items left in the machines may be removed by other occupants or housekeepers in order to allow reasonable use.
- 4). All posted signs must be observed.

## **RUBBISH ROOM AND TRASH ROOMS**

1. The Rubbish Room is accessible anytime with a Common Key (Pool Key). The Rubbish Room is on the ground floor, parking lot level, and it contains 2 shopping carts, a dumpster, and recycling bins.
2. The Trash Rooms are located on floors 2, 3, and 4. Permitted hours of use for operating the trash chutes are from 8:00am to 10:00pm.
3. Recycle Bins are provided in the Rubbish Room for newspaper, glass, plastic, aluminum, and cardboard. All cardboard boxes are to be disassembled prior to disposal.
4. All garbage, bottles, and other glass items that are not recycled must be placed in plastic trash bags or properly wrapped so as not to leak prior to disposal.
5. Other than Storage Lockers in the Trash Rooms, the Trash Rooms are not designated storage rooms and are not to be used to store personal items. The Board, Resident Manager, On-Site Manager or managing Agent may remove any item stored in a Trash Room without compensation to anyone.
6. Bulky items or oversized trash bags should be carried to the ground floor Rubbish Room receptacle bin. Do not try to force large items into the trash chute.

## **RESIDENT MANAGER**

1. The Resident Manager is not responsible for personal property or deliveries left on the premises.
2. The Resident Manager may enter an apartment with proper notice (i.e., 48 hours) for pest control, maintenance inspections, cable installations, or other necessary purposes. In case of an emergency, the Resident Manager may enter an apartment and will promptly notify the owner or tenant of the reason of such entry.
3. The Resident Manager cannot give access to an apartment to anyone without written permission from the owner or tenant.
4. The Resident Manager will not be asked to do work within an apartment unless it is an emergency affecting other apartments or the common areas.
5. The Resident Manager is subject to the Rules and Regulations and the policy of the Managing Agent Company.
6. The Resident Manager is authorized to enforce all the House Rules, posted signs, and directives from the Managing Agent or Board of Directors.
7. The Resident Manager may enter an apartment with proper notice (i.e., 48 hours) for pest control, maintenance inspections, cable installation, or other necessary purposes.
8. No owner, tenant, family member, or guest shall interfere with or harass the Resident Manager or On-Site Manager in the performance of his duties, especially in regards to the House Rules enforcement.

## STORAGE ROOMS

1. Storage Rooms are for the storage of seasonal household item such as Christmas decorations, seasonal clothing, winter blankets, or other seldom used household items. No furniture, appliances, large non-household items, or hazardous materials shall be kept in the Storage Rooms.
2. The Board may with proper legal notice to owner or tenant, remove items that have been left in storage for a longer period of time (more than a year), at the discretion of the Board.
3. The use of the Storage Rooms is for owners and tenants only. The Storage Rooms are not available to short-term renters. The items must be placed in a space designed for each unit.
4. The Resident Manager and the Board Members are the only person(s) authorized to have access to the Storage Rooms. The Board may designate another person to call for access if the Resident Manager is unavailable. If an owner or tenant wants to access the Storage Room, they must make prior arrangements with the Resident Manager.
5. Use of the designated storage areas shall be at the owner's or tenant's risk. MYM is not responsible for maintenance or security of any storage areas on the property. Items of value should not be stored in these areas.
6. All items stored shall be placed in appropriate plastic or similar type containers and clearly marked with the owner's or tenant's name, apartment number, and date the item was stored. Any item left by tenant, or person other than an owner will be disposed of by the Board 60 days after the person has vacated the property. Any unmarked item in the Storage Room will be disposed of in any manner appropriate by the Board.
7. Storage is shared space. Use shall be apportioned by owner's apartment square footage. An owner or tenant may apply to the Board for approval to temporarily store other items if there is space available.
8. The use of Storage Lockers in the Trash Rooms may be authorized by the Board and they are not transferable. Management reserves the right to cut the lock off any unmarked or unauthorized locker and dispose of the contents in any manner the Board deems appropriate.

## PETS

1. All pets must have prior written approval of the Board before being brought to MYM.
2. No livestock, poultry, rabbits, or other animals whatsoever shall be allowed or kept in any part of the Project, except that one household pet may be kept by the apartment owner or tenant inside their respective apartments.
3. Service or therapy animals as prescribed in writing by a health professional are permitted regardless of size, but are subject to all other Rules and Regulations.
4. Pet owners and apartment owners are responsible for any damage and problems caused by their pet.
5. Excessive noise from pets is prohibited. Fines may apply.
6. All approved pets must be kept inside the pet owner's apartment except that the pet must be kept on a non-retractable leash or carried when being transported to and from the Project.
7. No owner, tenant, or family member shall allow their guest to bring animals to the Project.
8. Continued violations will be grounds for permanent removal of any pet allowed to "roam" or cause a nuisance.
9. Pet owners are responsible for animal waste deposited by their pet. Pet owners shall place in a plastic bag or similar container their pet's waste and deposit that waste in an appropriate trash receptacle. Pet owners will be required to clean up after their animal, including washing urine off the building, walkways, or any other part of the property.

## **HAZARDS**

1. No fireworks are allowed on the premises at any time.
2. No personal property of any kind shall be left in unattended in the hallways, stairwells, lobby, or elevator.
3. All fire doors shall remain closed at all times. This is a fire regulation which involves severe penalties for non-compliance.
4. No hazardous materials of any kind shall be allowed on the premises without written consent of the Board in each and every instance. This includes, but is not limited to gasoline, kerosene, naphtha, benzene, etc.
5. Fire regulations forbid open fires (barbecuing or otherwise) on the lanais or any other part of the building. This includes, but is not limited to LP gas and briquettes.
6. No blocking of entryways or exits with any object (i.e., shoes, toys, tools, plants, etc.). Items that could be deemed a hazard will be removed by management if the violator does not comply.

## **FIRE FIGHTING EQUIPMENT & FIRE EXIT DOORS**

1. Anyone found tampering with the fire Fighting Equipment or Emergency Exit Door(s) will be subject to police action and liable for all costs involved in repairs, replacement, or damages caused to the building or personal property.
2. In case of fire do not use the elevator. Exit from your apartment through the Fire Exit Doors.

## BUILDING MODIFICATIONS

1. Except as permitted by the Declaration, no structural changes of any type shall be permitted either within or without an apartment.
2. No signs, signals, or letter shall be inscribed or exposed on any part of the building or on the exterior door of any apartment (other than conforming apartment number), nor shall anything be projected out of any window or off of any lanai, door, or window opening. Exception: One small “remove shoes” or “welcome” tile, one door knocker or doorbell, one approved “peep hole” and one lockbox will be allowed.
3. No installation shall be permitted of any wiring or device for electrical or telephone installation, television, machines, or other equipment or appurtenance on the exterior of the building or protruding through the walls or windows.
4. Except as permitted by the Declaration or By-Laws, no alterations or additions to an apartment may be made and no alterations or additions to the common elements may be made.
5. No construction or repair work is allowed in the building before 8:00am or after 5:00pm (except for emergencies). No construction or repair work is allowed on Sundays (i.e., drills, electric saws, heavy construction).
6. Owners or tenants contemplating repairs must notify the Resident Manager or On-Site Manager prior to commencing work. Contact the Resident Manager for Remodeling Rules.