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September 18, 2001

RE: **CHANGE IN PET POLICY**

To All Active Realtors At The Kahala Beach:

On March 2, 2001 Amendment of the Bylaws of the Association of Apartment Owners of The Kahala Beach was passed to reflect the following change in the pet policy:

ARTICLE V, Section 3. Use of Project (I)

"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 kept by apartment owners or occupants as of the date of this amendment and restatement of Bylaws in compliance with the current provisions of these Bylaws ("existing pets") may continue to be kept in such owners' or occupants' apartments, and upon the death of any such existing pet, the apartment owner or occupant may replace the animal with another and continue to do so for so long as such owner or occupant continues to reside in his apartment or any other apartment in the Project. Notwithstanding the foregoing, the number of existing pets kept by an owner or occupant must be reasonable in number, and no animal or pet shall be kept, bred or used therein for any commercial purpose nor allowed on any common elements except in transit when carried or on leash, and provided that any such animal or 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 or Managing Agent."

Thank you for your attention to this matter.

FOR THE BOARD OF DIRECTORS
THE KAHALA BEACH

Peter Van Oortal
Management Executive

REVISED NOVEMBER 2001

INTRODUCTION

We consider The Kahala Beach to be an outstanding condominium. It is home for many of the residents. It is not a hotel nor a resort.

If you are a guest of an owner, or a tenant, you, in effect, become the guest or tenant of every owner in this complex.

All common facilities, which are available for everyone's enjoyment, are made possible, financially and otherwise, by the owners.

To ensure that all owners, residents and visitors may enjoy these beautiful facilities, **rules and regulations** have been established which are applicable to all; owners, members of their families, guests and tenants alike.

The primary purpose of these House Rules is to protect all owners and other occupants from annoyance and to protect the reputation and desirability of The Kahala Beach.

These House Rules contain background information that should make your daily living at The Kahala Beach more pleasant and enjoyable. It must be realized that condominium living requires each resident to have appropriate respect for the needs and rights of others living in the complex.

They supersede all previous rules. They supplement but do not change the obligations of the owners contained in the Declaration and Bylaws. They apply to owners, members of their families, guests and tenants; and they shall be enforced by the Site Manager and Security Officers.

All occupants are responsible for complete knowledge of and adherence to the rules in the Owners' Manual and House Rules.

In accordance with the Bylaws, the Board may make such other rules and regulations from time to time or amend the following House Rules as it deems necessary or desirable.

In the event of any inconsistency between these House Rules and the Declaration or the Bylaws, the Declaration and the Bylaws will prevail.

A positive attitude of owners and occupants toward the rules will substantially influence the quality of life at The Kahala Beach.

These House Rules may be amended only as provided in the Bylaws.

GENERAL INFORMATION

GENERAL INFORMATION

AIR-COOLING: Care and Use of Your Unit

1. The effective operating range of the temperature control THERMOSTAT is 65 to 75 degrees. Set the dial at the most comfortable point for your needs. One suggestion which has proved of merit: set THERMOSTAT at 72 degrees and leave it alone. If the THERMOSTAT is set too low, you may get condensation on the grills.
2. The FAN is controlled by a 3-speed switch in your closet (HI-MED-LO). The higher the speed, the greater the circulation of air.
3. When your system is in operation, CLOSE all inner lanai doors and bedroom louvers. This will prevent condensation forming on cold surfaces including walls, ceilings, and supply grills. When you wish to open doors and louvers, SHUT OFF the THERMOSTAT, but KEEP FAN ON.
4. When your air intake filter(s) show(s) heavy dust, vacuum it/them but be sure to turn FAN OFF during this operation. After this operation, be sure to turn FAN ON again immediately.
5. When you leave on an extended trip, TURN OFF the THERMOSTAT and KEEP THE FAN on LO. Have someone check your apartment, not less than semimonthly during your absence and report any malfunctions to the Site Manager.
6. DO NOT TAMPER or EXPERIMENT with your A.C. unit. If it is not working satisfactorily, report it to the Site Manager.

ELEVATORS:

1. In case of MECHANICAL FAILURE use the telephone inside the cab to summon help. JUST LIFT RECEIVER. BE CALM - help will arrive shortly.
2. In case of POWER FAILURE the cab automatically returns to the garage level. The doors will open for twenty (20) seconds.

ENTERPHONES:

All mauka entrances are equipped with enterphones. These are connected with your apartment telephone. For entry of your guest, etc., please identify the person entering, then press six (6) on your telephone. If you change the number of the telephone in your apartment, you must notify the Site Manager so the new number can be entered into the enterphone system.

When entering any one of our buildings, please be careful not to let a stranger enter
GENERAL INFORMATION - CONTINUED

with you.

FIRE ALARM BOXES:

Alarm boxes are located next to the elevator and on each floor at both ends of each hallway. Familiarize yourself with the alarm box nearest your apartment. Also, call the office immediately in emergencies.

FIRE HOSES AND EXTINGUISHERS:

Each fire hose cabinet has a CO₂ hand fire extinguisher for use on electrical fires. Wall cabinets containing these items are located on each floor. Familiarize yourself with the location of the one nearest your apartment.

NOTE: As a precaution, it is recommended that each apartment have a CO₂ extinguisher suitable for “grease fire” in the event of a kitchen blaze. These should be recharged periodically. If no extinguisher is available, common baking soda or salt can be doused heavily on flames.

PHONE NUMBERS:

SITE MANAGER	732-5233
FAX MACHINE	735-3086
SECURITY	739-6085
ELEVATORS	JUST LIFT RECEIVER
BEACH/POOL EMERGENCY AID	LIBRARY - JUST LIFT RECEIVER
POLICE, FIRE, AMBULANCE	911

REPAIR SERVICES:

1. Air-Cooling System 732-5233
2. Enterphones 732-5233
3. Other repair needs of the owner for plumbing, appliances, pest control, or for a locksmith or handyman, can be found in the yellow pages. Tenants in need of such repairs must contact their agents, not the Site Manager.
4. Stoves – Each original stove contains a “grease trap” behind the burner area.

GENERAL INFORMATION - CONTINUED

As a fire precaution this should be changed semi-annually. Filters can be obtained from the Appliance Parts Company. Phone 847-3271.

5. Water Heaters – Inspect the Pressure Release Valve periodically for water leaks. If you notice water on the floor near the location of the hot water heater you should inspect the heater for leaks. The normal, useful life of a hot water heater is normally predicated upon the warranty.
6. When you leave on an extended trip, the water valves, circuit breakers and washing machine hoses are to be turned off.
7. Each owner shall perform promptly all repair and maintenance work within the owner’s apartment, the omission of which would adversely affect any common element or any other apartment, and shall be responsible for all loss and damage caused by failure to do so.

SECURITY: 739-6085

A two-way radio telephone system is in operation 24 hours a day. Speak clearly and slowly. Give your name, apartment number and the reason for your call. The system provides for two-way communication. However, after 3 minutes the system will automatically disconnect your call.

For further information regarding Security, please call the Site Manager.

All corrective actions regarding violations of the House Rules and damages to the common elements will be enforced by the Site Manager and Security. All violations observed should be reported promptly to the Site Manager and/or Security.

SITE MANAGER:

Office Hours:

Monday - Friday 9:00 a.m. - 3:00 p.m.

Saturday, Sunday and Holidays Closed

Duties:

The Site Manager is responsible only for common elements* maintenance, Security and House Rules enforcement and is **not** authorized to render the following services:

*A “Common Element” is any item so described in the Declaration of

GENERAL INFORMATION - CONTINUED

Condominium Property Regime.

1. Accept cleaning and/or laundry.
2. Carry baggage or provide storage space.
3. Perform any repairs inside the individual apartments not affecting common elements.
4. Engage in the rental or sale of apartments, garage stalls, etc.

He will accept and hold for pickup, at the owners' risk, packages, flowers and incoming mail that are authorized in writing by the addressee. He is **not** authorized to deliver any items held to the owners' apartments.

Maintenance employees of the Association are under the direction of the Site Manager. During prescribed hours of work, they will not be diverted to the private business or employment of any owner, tenant, occupant, or guest. No employee shall be asked by an owner to leave the common elements. Owners must not request the staff to perform tasks for them which have not been authorized by the Site Manager.

Owners may phone the Site Manager during office hours.

After office hours, call Security in case of an emergency.

TEMPORARY OCCUPANCY:

If you rent your apartment, the rental period must be 31 days or more. We strongly urge you to be selective in choosing your tenants. We also urge you to impress upon your tenants that they will be living in a condominium of owners and that all tenants must observe the rules of the condominium as well as treat the property as if it were their own. Failure by tenants to abide by the Declaration, Bylaws or House Rules may result in assessments against owners.

GOVERNING LAWS AND DOCUMENTS

The laws and documents governing The Kahala Beach are:

Hawaii Law: Hawaii Revised Statutes Chapter 514A,
“Condominium Property Regimes”

The Kahala Beach Documents:

Declaration of Condominium Property Regime
Bylaws of the Association of Apartment Owners
of The Kahala Beach House Rules

GOVERNING LAWS AND DOCUMENTS

HAWAII LAW. Hawaii Revised Statutes Chapter 514A, “Condominium Property Regimes” is the State law that governs our condominium. One of its important provisions is a requirement that all residents, whether owners or tenants, or indeed anyone using the project, must obey the provisions of Chapter 514A, the Declaration, the Bylaws and House Rules, and all other lawful determinations of the Association.

DECLARATION. The Kahala Beach was submitted to a condominium property regime pursuant to a Declaration of Horizontal Property Regime dated December 13, 1965, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 388057 and noted on Transfer Certificate of Title No. 411, 641, and also recorded in the Bureau of Conveyances of the State of Hawaii in Liber 5308 at Page 447. The Declaration was amended several times, and then amended and restated in its entirety in 2001.

The Amendment and Restatement of Declaration of Condominium Regime of The Kahala Beach, dated June 19, 2001, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2717397, and also recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2001-099031.

One of the provisions of the Declaration is as follows:

“E. USE. The apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose. The apartments shall not be rented for transient or hotel purposes, which are defined as (a) rental for any period less than 31 days, or (b) any rental in which the occupants of the apartment are provided customary hotel services such as room service for food and beverage, maid service, laundry and linen or bellboy service. The apartments in the Project or any interest therein shall not be sold, transferred, conveyed, leased, occupied, rented or used for or in connection with any time-sharing purpose or under any time-sharing plan, arrangement or program, including without limitation any so-called “vacation license”, “travel club membership” or “time-interval ownership” arrangement. The term “time-sharing” as used herein shall be deemed to include, but is not limited to, any plan, program or arrangement under which the right to use, occupy, own or possess an apartment or apartments in the Project rotates among various persons on a periodically recurring basis according to a fixed or floating interval or period of time, whether by way of deed, lease, association or club membership, license, rental or use

GOVERNING LAWS AND DOCUMENTS - CONTINUED

agreement, co-tenancy agreement, partnership or otherwise. Except for such time-sharing, transient or hotel purposes, the owners of the respective apartments shall have the absolute right to lease such apartments subject to all provisions of this Declaration.”

BYLAWS. The Bylaws were also amended and restated in 2001.

The Amendment and Restatement of Bylaws of the Association of Apartment Owners of The Kahala Beach, dated June 19, 2001 was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2717398, and also recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2001-099032.

The Bylaws govern membership in and administration of the Association. They contain a section (Article V) covering obligations of apartment owners, providing for adoption of House Rules, and providing for penalties for violations of the Declaration, the Bylaws and the House Rules. A portion of Article V is excerpted as follows:

“Section 3. Use of Project.

(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 for or in connection with the carrying on of any trade or business whatsoever. The apartments in the Project or any interest therein shall not be sold, transferred, conveyed, leased, occupied, rented or used for or in connection with any time-sharing plan, arrangement or program, including without limitation any so-called “vacation license”, “travel club membership” or “time-interval ownership” arrangement. The term “time-sharing” as used herein shall be deemed to include, but is not limited to, any plan, program or arrangement under which the right to use, occupy, own or possess an apartment or apartments in the Project rotates among various persons on a periodically recurring basis according to a fixed or floating interval or period of time, whether by way of deed, lease, association or club membership, license, rental or use agreement, co-tenancy agreement, partnership or otherwise.

(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

GOVERNING LAWS AND DOCUMENTS - CONTINUED

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 laws, ordinances, rules and regulations now or hereafter 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, 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 plan, 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.
- (g) No apartment owner shall decorate or landscape any entrance, hallway, planting area or lanai appurtenant to his apartment except in accordance with standards therefor established by the Board 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, televisions 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.

GOVERNING LAWS AND DOCUMENTS - CONTINUED

- (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, except that dogs, cats and other household pets kept by apartment owners or occupants as of the date of this amendment and restatement of Bylaws in compliance with the current provisions of these Bylaws (“existing pets”) may continue to be kept in such owners’ or occupants’ apartments, and upon the death of any such existing pet, the apartment owner or occupant may replace the animal with another and continue to do so for so long as such owner or occupant continues to reside in his apartment or any other apartment in the Project. Notwithstanding the foregoing, the number of existing pets kept by any owner or occupant must be reasonable in number, and no animal or pet shall be kept, bred or used therein for any commercial purpose nor allowed on any common elements except in transit when carried or on leash, and provided that any such animal or 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 or Managing Agent.
- (m) No apartment owner or occupant shall without the written approval of the Board install any wiring for 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, windows 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.”

GOVERNING LAWS AND DOCUMENTS - CONTINUED

HOUSE RULES. The Bylaws, Article V. Section 4. House Rules.

provide the following:

“ Section 4. House Rules. The Board, upon giving notice to all apartment owners in the same manner as herein provided for notice of meetings of the Association and opportunity to be heard thereon, may adopt, amend or repeal any supplemental rules and regulations governing details of the operation and use of the Project not inconsistent with any provision of law, the Declaration or these Bylaws. Without limitation, the House Rules may include procedures, rules and regulations (i) governing the use, maintenance and hours of operation of all or portions of the common areas, (ii) governing any use of apartments which may affect the use, enjoyment or value of the common areas or other apartments or the appearance of the Project, (iii) establishing permitted hours of construction and dust control and noise abatement standards for any construction work within any apartments or elsewhere in the Project, and (iv) governing the transportation or storage of construction materials, equipment, furniture, sporting equipment, goods and belongings through the common areas of the Project.”

The House Rules are set forth in the following section.

THE KAHALA BEACH HOUSE RULES

HOUSE RULES

ACCESS

Owners are responsible for providing access to their apartments for emergencies and/or routine maintenance (A/C, plumbing, etc.). If an owner is unable to provide entry to an apartment, the owner must have an authorized agent or representative provide entry to the apartment on his behalf.

Owners must provide written confirmation of their authorized agent(s) or representative(s), name(s), mailing address(es), phone and fax number(s).

APARTMENT CONSTRUCTION/RENOVATION WORK

1. Any owner having construction/renovation work done to his apartment must submit an application to The Board of Directors and obtain its approval before the work is undertaken. Once the application is approved the owner must keep the Site Manager informed of the work schedule.
2. The owner (or authorized occupant or agent) shall also have the responsibility for informing his/her architect, contractor and/or subcontractor that the following House Rules apply to the work they will perform. The owner is responsible for their compliance.
3. The owner also has the responsibility of informing all workers of these House Rules and the working hours which are from 8:00 a.m. - 4:00 p.m. on Monday through Friday. No work will be permitted on Saturday, Sunday, or Holidays. The owner is responsible for their compliance and will be **subject to an assessment of \$250.00**, payable to the Association, for each violation of this work schedule.
4. All COMMON AREAS, including garage areas, used in connection with construction/renovation work, must be cleaned every day. In case of any violation hereof, the cleanup work will be done by employees of the Association and charged to the owner.
5. If any debris, dust, shavings or paint, etc. is blown out or drips off the apartment under construction/renovation so that it infiltrates other apartments, common areas or adjoining property, the owner will be charged for any cleanup or repair work required.

HOUSE RULES - CONTINUED

6. When painting, floor finishing, or any other procedure which produces fumes is being performed, all air-cooling ducts in the apartment must be sealed off so that the fumes will not penetrate other apartments.
7. The elevators must be kept clean at all times. Any debris or dirt from construction/renovation work must immediately be removed and the carpet and cab thoroughly cleaned. If large equipment or supplies are to be carried in the elevators, the Site Manager must give approval 24 hours in advance in order to schedule the work and to have sufficient time to install padding and complete protection for the cab and carpet. Use of the elevator for this purpose is limited to the hours specified in item number 3 above. In no event may the elevators be used until the cabs and carpets have been protected. Elevators are not available after 4:00 p.m. for transportation of building materials. All construction equipment and supplies must be taken to and from the elevators through the garage entrances.
8. Each owner must arrange with the Site Manager or Security Officer where workmen's cars, trucks and deliveries may be parked. An owner may allow a workman to use his/her individual stall in the garage, but the front driveway and guest parking may be used only temporarily for loading and unloading. Garage parking stalls must not be blocked by trucks loading or unloading without a driver in attendance. Violators will be notified and the vehicle may be towed away at the owner's expense.
9. At the completion of the renovation, the owner shall notify the Site Manager, who will inspect the apartment. For all renovations, the files shall include Board approval, city permits and drawings marked "Completed as Drawn" with the Site Manager's signature.

ASSESSMENTS

1. Monthly Maintenance Assessment is due on the 1st of the current month. If not received by the 15th of the current month, it is considered late and a Late Payment Assessment of \$50.00 will be made. This Late Payment Assessment will be repeated each month until the subject maintenance assessments are paid up-to-date.

HOUSE RULES – CONTINUED

No owner dispute or question of the Monthly Maintenance Assessment or Late Payment Assessment is an acceptable reason for delaying payment. If an owner disputes or questions a Monthly Maintenance Assessment or Late Payment Assessment, it should still be paid and a request for a hearing submitted in writing to the Board of Directors for its consideration and appropriate action.

2. Special Assessment – When the Board of Directors declares that there will be a special assessment, it will specify a due date for the payment. If an owner's assessment is not paid by the due date, a Late Payment Assessment of \$50.00 will be charged for each month the special assessment is unpaid.
3. Penalties For Violations
 - a. An assessment of \$100.00 will be levied against owners who do not properly register their tenants in the Site Manager's office and \$100.00 against those who do not properly check out their tenants at the end of the rental period. Owners, through their agents, are responsible that their tenants personally sign in and out.
 - b. An assessment of \$1000.00 will be levied against owners who rent, or whose authorized agents rent their apartments for less than 31 days.
 - c. An assessment of \$500.00 will be levied against owners who perform construction/renovation work without submitting an application to the Board of Directors and obtaining its approval before the work is undertaken.
 - d. An assessment of \$250.00 will be levied against owners who do not comply with the hours for workmen.
 - e. In addition to the foregoing assessments, at the discretion of the Board of Directors of the Association, an assessment may be imposed upon an owner for failure by the owner, his tenant, guest or employee to comply with any restriction, rule or regulation herein, or in the Declaration, or Bylaws, provided that:

- (1) The Board of Directors shall submit a written notice of the infraction to the owner. Included in the notice shall be a date and time of the next Board of Directors meeting, at which time the

HOUSE RULES – CONTINUED

owner may present reasons why an assessment should not be imposed.

- (2) After the hearing, a written decision shall be submitted to the owner no later than two (2) weeks from that date.

- f. If any violation continues after notice of violation has been given to the owner, such continuing violation shall be deemed to be a new violation and shall be subject to the imposition of new penalties.

GENERAL OCCUPANCY

1. Upon sale of an apartment a selling owner will provide a copy of the Owners' Manual and House Rules to the new owner. Prior to occupancy, each owner will register with the Site Manager and furnish pertinent information for use in emergency, as set forth in the Owner/Registration Form.
2. Owners shall be responsible for designating local agents to represent their interests if they will be absent from their apartments for more than thirty-one (31) days. Such owners shall file with the Site Manager's office their addresses and telephone numbers away from The Kahala Beach, and the addresses and phone numbers of their agents
3. Damage to any part of the complex, including but not limited to elevators, hall walls, furniture, furnishings or equipment of the project, by any apartment owner, member of his/her family, guest or tenant shall be the responsibility of the owner and such damage will be repaired at the expense of the owner.
4. Wearing of golf or other cleated shoes in any carpeted or tiled common area is prohibited.
5. Food and beverages will not be consumed in any common area.
6. Fireworks are prohibited in the complex at all times.

7. Running or playing on the stairways or in or about the halls, lobbies, elevators, fishponds, parking areas and reflecting pools shall not be permitted.

HOUSE RULES - CONTINUED

8. Bicycles and surfboards are not allowed in the elevators, hallways or on lanais.
9. Elevators are not to be used for the purpose of “joy riding.”
10. Rugs, mops and similar items shall not be beaten, shaken or dusted in any of the common areas.
11. No object shall be mounted on the walls adjacent to apartment entrance doors except the door bell push button. However, apartment numbers 12 and 72 in the complex are authorized intercom units and numbers adjacent to the door based on original construction.
12. Apartment entry door colors shall be harmonious with the hallway carpet and wall decor. Door knockers, peep holes, door knobs, escutcheons and metal numbers may be installed. Wooden molding of the typical Kahala Beach shape and measurement may be installed on the exterior (hall) side of entry door. Sample may be obtained from the Site Manager. Any decorative variations of the above must be submitted to the Architectural Committee for its recommendation to and approval by the Board.
13. No permanent objects of any kind whatsoever shall be placed in or removed from any of the hallways, including but not limited to plants, doormats and other items, unless approved by the Board.
14. Apartment drapes may be of any color the occupant desires. However, colored drapes, which are visible from the outside of the building, must have a beige or neutral lining.
15. Persons entering any of the Common Elements (main lobby, inner and outer halls and garages, etc.) shall ensure that all sand has been removed from their feet and that unusual dirt, grime or other offensive materials are not tracked, or otherwise brought, into the complex.
16. Residents shall not plant, trim or remove flowers, trees or plants in the gardens or other common areas of the complex. Garden ornaments or

decorative objects of any type are prohibited in the gardens or other common areas of the complex.

HOUSE RULES - CONTINUED

17. Fire exit doors will be closed at all times to conform with City and County fire regulations.
18. Occupants will keep off grassed and planted areas.
19. Washing cars anywhere on the property is prohibited.
20. The riding of bicycles, motorbikes, motorcycles, scooters and skateboards anywhere on the property is prohibited.
21. Open houses or garage sales, lanai sales or any other types of sales where the general public is invited or received, are not permitted.

GUESTS

Guests staying in an apartment while the owner is not present:

- (a) The owner shall provide advance **written** notification to the Site Manager's office of the stay, including in this notice the number of guests, their names and addresses and length of stay.
- (b) Guests shall register in the office upon arrival and check out before departure.

HOURS FOR WORKMEN

Workmen will be allowed in the project between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday. No workmen are allowed in the project on Saturdays, Sundays and Holidays.

LANAIS

1. Nothing shall be hung on or from the lanai railings or planters, including but not limited to such items as bathing suits, towels, carpets, bedding, beach mats and mops.

HOUSE RULES - CONTINUED

2. Rugs, carpets and mops shall not be beaten or shaken on lanais nor shall any dirt or rubbish be swept or thrown therefrom.
3. Cooking of any kind whatsoever is prohibited on lanais.
4. Waterproof containers shall be placed under all flowerpots. Care in watering of plants and/or sweeping and mopping of lanais will be exercised to prevent seepage or dirt from fouling other apartments.
5. Overnight sleeping on the lanais is prohibited.
6. Lanais shall not be used for general storage purposes including such items as bicycles, surfboards, exercise equipment and storage boxes. It is intended that lanais will maintain the aesthetics of the complex.

LANAI ENCLOSURES AND DECORATIONS

Enclosures -- The enclosing of lanais, in whole or in part, is governed directly by Article V, Sections 3 (f) and (g) of the Bylaws, the terms of our leases, the terms of the mortgage, if any, on the unit, and the City and County of Honolulu requirement for a building permit, none of which aspects are covered by this regulation.

Detailed drawings for all lanai enclosures must be submitted to the Board for approval in advance of installation. Each approval will be made only from specific drawings on a case by case basis by the Board.

Subject to its authority to allow variances, the Board will approve lanai enclosures based on the following requirements:

1. Wooden louvered doors which conform to those installed as original equipment or subsequently approved by the Board and which extend from lanai floor to ceiling. (Note: The Board has approved louvered doors with slats not to exceed 2 ½" in width.)
2. Glass panels, fixed or sliding, extending from floor to ceiling, shall have anodized aluminum frames in a medium bronze color to match existing

lanai railings; doors and windows to meet building code. Color samples must be submitted to the Site Manager for approval.

HOUSE RULES - CONTINUED

3. Combinations of wooden louvered doors and glass panel doors.
4. Louvered and glass panels may be fixed or sliding type. Half louvers are acceptable, i.e. railing height, if otherwise conforming in style. Any other combination, such as glass with wooden frames, will be subject to Board approval.
5. The exterior side of privately-installed front wooden louvers shall be painted the Kahala Beach shades of green or white.
6. Faintly shaded glass may be used, but not tinted or reflective film or mirrored glass. A color sample must be submitted to the Site Manager for approval.
7. Open lanais will be painted only with colors which are identical with those already used on the exterior of the building. (The Kahala Beach shades of green and white)
8. Owners desiring to enclose their lanais are required to sign the following agreement, prior to Board approval:
 - a. not to remove the doors from the apartment interior leading to the lanai;
 - b. not to air-cool the enclosed lanai;
 - c. that items (a) and (b) above will be binding on any and all future owners of the apartment.

** SPECIAL NOTE

The air-cooling system at The Kahala Beach was designed to cool only the **interior** area of each apartment and **not lanais with glass enclosures**.

After surveys by engineers specializing in air-cooling, the Board was advised that "We found the present air-cooling system in each building is not capable of handling lanai enclosures."

It was for that reason that the Board felt compelled to adopt a policy that would continue to permit enclosures but ensure that the system would not be incapacitated from overload.

HOUSE RULES - CONTINUED

Decorations Other Than Enclosures -- All such lanai decorations must be submitted to the Board for approval in advance of installation.

The Board will consider and act on such requests on a case-by-case basis, in the light of all pertinent considerations. However, **the Board will not approve:**

1. Awnings
2. Wallpaper or murals on lanai walls or ceilings.
3. Objects fastened to or impinging on railings.
4. Decorations which carry any message visible from walkways, stairways, or other lanais.
5. Flags other than U.S. or State of Hawaii.
6. Objects that light up, other than those designed to be used as lamps or non-flashing Christmas decorations during the holiday season.

MOVING INTO/OUT OF APARTMENTS

Moving hours are from 8:00 a.m. to 4:00 p.m., Monday through Friday. The Site Manager must be notified 24 hours prior to the move to allow the elevator to be properly padded. All household effects must be taken to and from the elevators through the garage entrances.

NOISE

No noise shall be allowed which interferes with the peaceful possession by or is an annoyance to other owners or occupants.

Specific Rules

1. Owners and other occupants shall not make excessive noise of any kind,

anywhere, at any time and shall not cause or permit disturbing noise to emanate from their apartments, including the lanais.

HOUSE RULES - CONTINUED

2. Radios, TV's, stereos, etc. in the apartments must be played at reduced volume at all times so as not to annoy or disturb owners or occupants of other apartments.
3. Any telephone placed or installed on a lanai must carry a bell suppression device which must be activated when the telephone is unattended. At all times the volume of the telephone ring must be at the lowest decibel setting.
4. Owners and other occupants will refrain from excessive noise and loud talk in all common areas, including but not limited to lanais, hallways, walkways, entryways, garages and outdoor parking areas.
5. Running, screaming or horseplay of any kind in the pool area and pool games involving loud noises or throwing objects are prohibited.
6. No audible radio, TV, recorder or musical instrument may be played in the pool area except for Board-approved functions.
7. Excessive noise at any time should be reported to the Site Manager and/or the Security Officers.

Quiet Hours are:

Monday - Friday	10 p.m. - 8 a.m.
Saturdays	12 a.m. - 10 a.m.
Sundays, Holidays	10 p.m. - 8 a.m.
Evening Preceding Holiday	12 a.m. - 10 a.m.

NUISANCES

No nuisances 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 of Directors, or which is in violation of the Bylaws or these House Rules or which is an unreasonable annoyance to or unreasonably interferes with the peaceful possession or proper use of the project by other owners or occupants.

PARKING AND AUTOMOBILES

1. Parking outside of parking stalls is prohibited. Vehicles parked in the parking stalls must not protrude from the stalls.

HOUSE RULES - CONTINUED

2. Automobile repairs or adjustments will not be made in the parking garages, guest parking lots or common elements of the property. Minor repairs and/or adjustments necessary to start or move a vehicle so that it can be repaired elsewhere are permitted. Changing, restoring or filling car oil, brake fluid, antifreeze, gasoline or any other item that is hazardous or flammable is prohibited.
3. Washing of cars in the parking areas or common elements is also prohibited.
4. All cars of owners or occupants must be registered with the Site Manager and tagged with appropriate decals.
5. Residents are not authorized use of outdoor parking areas. These areas are reserved for use by guests and tradesmen. Overnight parking is prohibited except as may be authorized by the Site Manager.
6. Parking in the driveways leading to the outdoor parking areas is prohibited. Parking in the front entrance is prohibited except to discharge and pick up passengers and to pick up mail.
7. Employees are not permitted to use guest parking at any time.

PARKING/GARAGE AREAS

1. Parking stalls in the garages are for the exclusive use of the owners. These stalls shall not be occupied or used by others except by permission of their owners. For a vehicle parked without permission, a citation will be issued for a first offense. The vehicle will be towed away if there is a second offense.
2. Any owner permitting persons, other than occupants, the use of their parking stall will provide the Site Manager with a written description of authorized vehicles. Vehicles parked without permission will be tagged for parking violation and will be subject to tow away.
3. Vehicles will be parked inside the marked white lines in such manner as to

avoid blocking the ingress or egress of other vehicles.

HOUSE RULES - CONTINUED

4. Vehicles will not be parked in front of elevator entrances unless a driver is present at all times with the vehicle.
5. Only passenger motor vehicles shall be parked in stalls. Household goods, auto accessories and other items shall not be kept in or around parking stalls on either a temporary or permanent basis. No stopping blocks or wraparounds will be used without prior approval of the Board.
6. Oil droppings, grease and other materials that stain a parking stall will be cleaned by the owner within 15 days after notification by the Site Manager that the areas require cleaning. If the owner fails to comply, the cleaning will be done by the Association and the cost charged to the owner.
7. For safety, the speed limit in garage areas is 5 mph.

PETS

See Bylaws, Article V, Section 3, Paragraph (l) quoted on Page 13, Re Pets.

1. Animals when not in apartments shall be kept on leashes at all times to conform with City and County law. Pets are not permitted in the elevators. When entering or exiting the buildings, all animals must be taken through garages and up or down staircases.
2. Owners may walk their pets along the planted areas adjacent to the sidewalk along the roadway fronting the condominium. Owners shall not walk their pets or allow them to run free in the planted areas within The Kahala Beach property.
3. Persons who walk pets must pick up and dispose of animal droppings in compliance with City and County ordinances.
4. Washing and/or grooming pets in the common areas is prohibited.
5. Dogs, cats, birds, and other household pets shall not be permitted to cause a nuisance or unreasonable disturbance.
6. As required by State Law, no pets are allowed on the beach unless on a leash.
7. Pets are not allowed at the main entrance, or pool areas, or in the garden corridors.

HOUSE RULES - CONTINUED

8. Residents will not feed the fish or birds in the common areas.

POOL, LIBRARY AND EXERCISE ROOM

The swimming pool, library and exercise room are maintained for use by owners, guests, and tenants. Since use of the facilities may conflict with the comfort of others, recognition of the following rules will help create a pleasurable environment for all.

1. Swimming in the pool is restricted to the period between 7:00 a.m. and 7:00 p.m.
2. All persons using pool must wear suitable bathing attire.
3. With no attendant on duty, all children and non-swimmers must be accompanied by responsible adults.
4. While accompanied guests are welcome, their number should be limited to ensure the comfort of others.
5. All persons must shower before entering the pool.
6. Running, screaming or horseplay of any kind in the pool area, and pool games involving loud noises or throwing objects are prohibited. Card playing, chess, checkers and similar games are permitted provided that they do not interfere with pool activity.
7. No toys are permitted in the pool area. Inflated rubber or plastic air mattresses, plastic boards, fins, snorkels and diving gear shall not be used in the pool; however, essential life-saving equipment may be used.
8. Persons shall not use hairpins, bobby pins, clips and similar type items in the pool, as these objects may cause damage to the pool filter and pump system.
9. Persons having any skin disease, sore or inflamed eyes, nasal or ear discharges or any open sores, or incontinence are prohibited from entering the pool.
10. Beverages, food, glassware and ceramic ware will not be permitted in the pool area except for Board-approved functions.
11. No audible radio, TV, recorder, or musical instrument may be played in the pool area except for Board-approved functions.
12. Pets are not permitted in the pool area.

HOUSE RULES - CONTINUED

13. Pool area equipment or furniture may not be reserved or removed from the pool area.
14. Persons using suntan lotions or oils shall use towels or covers over chairs and lounges to prevent damage to webbing.
15. Towels, clothing or other items may not be placed on beach fences.
16. Persons leaving the pool area to return to their apartments shall ensure that they are dry, that all sand and dirt have been removed from their bodies and effects, and all personal belongings have been removed from the pool area.
17. The exercise equipment requires mature judgment for personal safety. Therefore it must be limited to adult use.
18. The pool, library and exercise room shall not be used as a playground.
19. Residential apartments border these facilities. In consideration of those living nearby, noise must be kept to a minimum.
20. Persons in wet attire are not permitted to use the upholstered and leather chairs in the library nor are wet towels to be placed on these chairs.

RECYCLING

1. Glass bottles, aluminum cans, and newspapers are, at present, being recycled and should be placed in the proper bins in the garages. Residents will be notified when any further items are added.
2. If any resident cannot get to the garage bins, the items for recycling should be securely bagged and placed neatly in the trash rooms.

REFUSE DISPOSAL

1. Food waste shall be disposed of through the garbage disposal whenever possible. All other household trash shall be secured in plastic trash bags and placed in the trash chute.
2. Wet garbage which cannot be disposed of in the garbage disposal should be double wrapped in a waterproof bag and secured tightly before placing in chute.

HOUSE RULES - CONTINUED

3. Inflammable or volatile material shall not be thrown down the chute.
4. Trash items which are heavy and/or too large for disposal in the chute should be carried to the garage trash room.

Note: Refer to section on recycling.

SAFETY CONSIDERATIONS

No objects are to be placed or left in the common areas. Owners, guests and tenants shall not place or maintain in or upon the common area of the project any furniture, vehicle or object of any kind.

SMOKING

Smoking in the common areas; eg: Hallways, Exercise Room, Library, Elevators, etc., is prohibited.

SOLICITING

No soliciting of any kind is allowed in the project. Report all solicitation to the Site Manager and/or Security.

STORAGE LOCKERS

1. Nothing of a volatile, inflammable or odorous nature shall be stored in any lockers.
2. Lockers and locker doors and their maintenance expense are the full responsibility of the owners. The Association is not responsible for loss of property therein due to theft, damage, fire, mysterious disappearance or any other cause whatsoever.
3. Any locker door which is damaged will be repaired by the owner within 15 days of notification by the Site Manager. If the owner fails to comply within said period, the owner will be notified that the repair will be done by the Association at the owner's expense.

HOUSE RULES - CONTINUED

4. No articles of any kind whatsoever may be stored temporarily or permanently on top of or in front of lockers. Bicycles and grocery carts, as exceptions, may be kept immediately in front of lockers; however, both should be kept in lockers for security reasons.

SUPERVISION OF CHILDREN

Children under age 12 should be accompanied by an adult at all times while in the common elements and limited common elements of the project. Children play at their own risk in the project. Such risks may include ingesting foliage or sharp spines that may grow within the common areas.

TENANTS

See Declaration, Paragraph E, Use, Quoted on Page 10, Re Rentals.

1. All tenants and agents of an absent owner must complete The Kahala Beach Rental/Guest Registration Form for security reasons. This form includes information on the number of occupants, their names and addresses, and length of stay, and also includes a statement signed by the tenant (or guest) acknowledging receipt of a copy of the House Rules and agreeing to abide by them.
2. The rental period must be for at least the prescribed minimum term of 31 days. If the tenants do not occupy the apartment for the entire minimum rental period, the apartment cannot be rented again for occupancy during the same minimum rental period, starting from the first day of occupancy.