

ALAELOA

HOUSE RULES

For Owners, Guests, and Renters

These rules are issued and enforceable under authority contained in the Declaration of Covenants, Conditions, Restrictions, and Bylaws of the Association of Apartment Owners of Alaeloa Condominium Project and in the property lease, documents which are recorded in Hawaii's Bureau of Conveyances. For specific, detailed information, attention is directed to these documents and to the minutes of the Alaeloa Board of Directors meetings.

Compliance with House Rules is mandatory for owners, guests, and renters. Violations should be reported promptly to the Manager for corrective action. Recommended changes in House Rules should be submitted by owners in writing to the Board of Directors.

Manager: Unit #8

The Manager is the operating executive and secretary to the Board of Directors who define his duties and to whom he is responsible.

UNITS:

- 1) Use: Houses (units) may be used for residential purposes only and for no other purpose.
- 2) Maintenance: Maintenance of individual residences is the responsibility of the owners. Emergency repairs may be made by the Manager and billed to the owners. If the external appearance of a residence is not maintained adequately or does not conform to the rules and regulations of Alaeloa, the Board may have the work performed and billed to the owner.
- 3) Alterations: See "Architectural Guidelines" and "Architectural Alterations Request" documents from the Alaeloa Website www.alaeloamaui.com for complete information. No external alterations or additions to any residence may be performed without the prior written consent of the Board. Alterations include, but are not limited to, the addition of awnings, air conditioners, doors, windows, outside lighting, color change of paint or stain.
- 4) Guests and Renters: Owners are responsible for the conduct and deportment of their guests and renters (including visitors). It is likewise the responsibility of all owners to provide a copy of the "House Rules", which can be found electronically at www.alaeloamaui.com, to all guests and renters in their home, and to instruct guests and renters in the observance of all the House Rules.

- 5) Arrivals and Departures: Owners shall notify the Manager of the prospective arrival of all guests and renters prior to their arrival. Owners are required to utilize the “Occupancy Calendar” from the Alaeloa website to provide this information to the Manager. Owners shall also notify the Manager of their own arrival (for safety reasons – to know who is on property in the event of an emergency – and to allow the maintenance team sufficient notice in order to provide minor spruce up to the landscaping around the owner’s unit, if time allows). All occupants, including owners, guests, and renters shall notify the Manager of their departure prior to the date thereof.
- 6) Tradespeople and Contractors: Owners are responsible for the conduct and deportment of tradespeople and contractors they invite into Alaeloa. See “Notice to Contractors” document from www.alaeloamaui.com for complete information. It is incumbent on Owners to instruct their tradespeople and contractors in the observance of all the relevant House and Other Rules.

RENTERS AND GUESTS:

Owners may rent their unit to a different guest group no more than one (1) time per thirty (30) days. See “Rental Policy/Doing Business at Alaeloa” at www.alaeloamaui.com for complete information. Owners are responsible for all arrangements concerning rentals.

Owners must, for either renters or friends/family:

- 1) Utilize the Occupancy Calendar on the Alaeloa website (go to: www.alealoamaui.com, click on “Owners,” Login (get credentials from Manager), and click on “Occupancy Calendar”) in order to register anyone staying in the unit other than the owner.
- 2) Insure all renters and guests physically check-in with the Manager within 48 hours of their arrival. Owners will furnish renters or guests with a copy of the House Rules.

The Manager may not act as a rental agent, collector, etc.

EXEMPTIONS FOR HANDICAPPED PERSONS:

Notwithstanding anything to the contrary contained in these House Rules, handicapped occupants shall be permitted to:

- Park by the pool (behind the Pavilion, accessed via the North gate) in order to access the pool more easily than via the walkways.

Make reasonable modifications to their units (as indicated under “Alterations”) and/or the common elements, at their expense, if such modifications are necessary to enable them to use and enjoy their units and/or the common elements. Be allowed reasonable exemptions from these House Rules, when necessary, to enable them to use their unit and/or the common elements, provided that any handicapped occupant desiring to make such modifications or desiring such an exemption shall so request in writing. That request shall set forth with specificity and in detail the nature of the request and the reason that the requesting party needs to make such

modification or to be granted such an exemption. The Board of Directors shall not unreasonably withhold or delay its consent to such request, and any such request shall be deemed to be granted if not denied in writing within forty-five (45) days of the Board's receipt thereof.

NOISE:

Excessive noise from units may endanger health, welfare or safety or unreasonably interfere with the comfortable enjoyment of life and property. All persons using and/or occupying the property shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, including but not limited to in using, playing or permitting to be used or played musical instruments, radios, stereos, televisions, amplifiers and any other instruments or devices in such manner as may unreasonably disturb others on property. The noise level emanating from any unit shall not exceed 50 decibels between the "quiet hours" of 10:00 p.m. to 8:00 a.m. At all other hours, the noise level emanating from any unit shall not exceed 65 decibels.

NO HARASSMENT

Threats, verbal or physical confrontation, discriminatory conduct, or harassment of any kind of another person in or on the common elements and/or destruction or damage to the Project is prohibited. The Board may impose a fine of \$1,000 assessed to the owner's unit with prior written warning for violations of this section. The Association may also file a complaint with the police.

EMPLOYEES/VENDORS:

No person not authorized by the Board shall direct or instruct employees, vendors or agents of the Association or use such persons for their own personal benefit.

QUIET HOURS:

No less than between the hours of 10PM and 8AM daily are to be observed by all as Quiet Hours throughout Alaeloa (not just units and lanais but also all common areas).

FIRE PROTECTION:

Please be cognizant and preventive! Owners should keep a fire extinguisher(s) in their unit and inspect it(them) for good ready order at least once a year insuring the charging gauge is in the green. Owners should keep their smoke detectors functioning and change the batteries at least once a year. Oily waste and other hazardous materials should not be stored in units.

SMOKING:

Alaeloa is a smoke-free environment in the common areas. Smoking, in all variations, is not allowed in common areas.

PETS:

See “Pet Policies” document at www.alaelomaui.com for complete information. Dogs, cats, and other household pets that belong to the owner only (not a renter or guest of the owner) may be kept in residences providing the pet does not create unreasonable nuisance (e.g., barking, free-range roaming, and feces deposits not immediately picked up) for others, in which case the pet must be removed upon three (3) days’ notice from the Board. Outside of units, pets must be leashed or otherwise restrained, except that cats may run free during daylight hours. Pets are not allowed on the pool patio area. Birds and wild animals are not to be fed. Birdfeeders, spreading food on the ground, or having seeds or pet food available outside of the units are not allowed. Birdseed and other foods attract rats, mice, mongoose, pigeons, etc. Owners will be warned and then fined if such activity is allowed at their unit.

ASSISTANCE ANIMALS

Notwithstanding any provision to the contrary contained herein, service, comfort, emotional support, and/or assistance animals are permitted in compliance with fair housing law, including HRS Chapter 515, Hawaii Administrative Rules (“HAR”) Section 12-46- 306, and the federal Fair Housing Act, which require that individuals with disabilities be provided reasonable accommodations which may be necessary for the equal enjoyment and use of their housing. Any person at the property shall abide by the Assistance Animal Policy, which may be obtained from the Resident Manager.

COMMON ELEMENTS:

- 1) Definition: All land and improvements on Alaeloa property exclusive of individual units.
- 2) Use: The common elements, with special reference to the swimming pool, beach pavilion, and other recreational areas, are provided exclusively for the use of the homeowners, guests, and renters. Guest privileges are not to be extended to employees of owners or renters, but only for individuals in residence. Nothing may be stored, built, or posted upon common elements without prior written approval of the Board.
- 3) Maintenance: The maintenance crew is under the supervision of the Manager and deficiencies should be reported to the Manager. Homeowners are not to give work instructions to the crew. Preferences as to pruning and trimming around units should be discussed with the Manager.
- 4) Damage: Damage to common elements shall be surveyed by the Manager and the cost of repair or replacement may be assessed by the Board against the persons responsible.

APPEARANCE OF GROUNDS:

No unsightliness within public view is permitted, including laundry or towel(s) on lines or railing; litter; trash, including animal excreta; bottles, ladders, boxes, any construction items (except during approved construction periods) or other items stored in carports, lanais, etc. If any of these items need to be temporarily left out, for instance during construction, please contact the

Manager so that he is aware of the exception and can communicate to other concerned homeowners.

LANDSCAPING:

See “Landscape Guidelines” and “Landscape Alteration Request” at www.alaeloamaui.com for complete information. No alteration or addition to the landscaping or planting may be done without written approval of the Board with the exception that owners may plant small plants or shrubs, etc. that may not currently or in the future exceed three (3) feet in height, within ten (10) feet of their own unit.

CARS & PARKING:

Maximum speed limit within Alaeloa is 15 miles per hour. Pedestrians have the right-of-way at all times. Cars must be parked completely off the roadway in carports, driveways, or guest parking areas. Parking on grass or so as to protrude onto the roadway is absolutely prohibited to prevent damage to grass and sprinkler system. Owners are asked to ensure that contractors, employees, service persons, etc. obey this rule while working on or in their unit. Overnight parking is available in the area at the base of the service road on the northside, in addition to the two (2) designated guest parking areas which are: a) near the office; and b) on the northside by Unit #12. No vehicles or other devices of any nature whatsoever (including golf carts) shall be permitted to be ridden by any person on the premises of Alaeloa; provided, however, that licensed motor vehicles and bicycles shall be permitted upon the driveways and roads for purposes of ingress and egress to and from the residences.

BIKES, eBIKES, eSCOOTERS, ETC:

Bikes, eBikes, eScooters and similar types of devices may only be used on the paved roads in Alaeloa and with a maximum speed of 15 miles per hour. These devices may not be ridden on the grass or any path including the path to the Pool; they must be walked on the grass or any path.

WEAPONS:

No air rifles, rifles, bows-and-arrows, or other lethal weapons may be carried or fired on the property. Only pocket knives are permitted to be carried, except for those used by duly authorized gardeners in the maintenance of the premises.

POOL AREA:

Owners shall be responsible for ensuring that all renters and guests are aware of all pool safety rules and understand the need for compliance with those rules. There are two (2) signs posted in the Pavilion with pool rules; all owners and guests should read and abide by these rules.

Owners shall be responsible for limiting the activities of their guests in and around the pool so that everyone may enjoy the pool and the pool area during the designated Pool Hours of 8:00 a.m. to 10:00 p.m. Before 8:00 a.m. and after 10:00 p.m. is considered Quiet Time. Please

respect your neighboring by honoring the Quiet Time designation. Running, boisterous or rough play (or Marco Polo vocalizations), or excessive noise is forbidden in the pool area at any time. Non-swimmers and swimmers under the age of 14, within 20 feet of or in the pool, must be accompanied by a qualified adult swimmer (18 years or older), to be designated by a parent or guardian.

POOL RULES:

- Shower shall be taken before entrance.
- Sand shall be washed off before entry.
- Sunscreens shall not be sprayed in the pool and pavilion area or anywhere in that general area for public health reasons and to prevent damage to pool furniture, deck and structures.
- Infants and toddlers shall use swim diapers to prevent contamination of the pool.
- Rafts or other large objects are not allowed. Only inflatable objects less than 12 inches in diameter are allowed. (Larger objects are permitted on the beach.)
- Entry with food is discouraged.
- Entry is prohibited to anyone with an illness, disease, or condition generally accepted by the medical community as being communicable through casual contact.
- Pets, breakable objects (glass, etc.) and dangerous articles are not allowed in the pool or on the pool deck.
- No Alaeloa lounges or chairs are permitted on the beach.

CARE AND SUPERVISION OF CHILDREN:

Direct adult supervision of all children at all times and especially while using the Alaeloa Beach Trail and the Entry Paths to the Ocean Cove is required at all times for safety.

BOATS:

No power boats may be kept at Alaeloa or brought onto the beach. Kayaks may be kept in the designated kayak racks and launched from the beach. Stand-up paddle (SUP) boards may be stored in the SUP storage room if a slot is available; contact the Manager for information. Do not leave kayaks or SUP boards outside of the racks or storage building (on the lawn, etc.) overnight.

PAVILION PARTIES:

Owners must act as hosts for group use of the Pavilion. Owners must complete the “Pavilion Request Form” located at www.alaeloamaui.com and pay a deposit to the Manager. Parties involving the use of the Pavilion must be scheduled in advance with the Manager. Owners must make adequate arrangements for guest parking, hiring of parking attendants, if necessary, and immediate clean up. A responsible resident must be continuously present at all parties. Amplified music is not allowed in the Pavilion area unless the party involves all Alaeloa residents. Glass bottles, glassware, pottery, and other breakables are forbidden in the pool-pavilion area except

within the food preparation area when supervised by a responsible resident. Outside that area only paper and non-breakables may be used.

GENERAL SERVICES:

Mail: Mailboxes are located near the office at Unit #8. A second small group of mailboxes is located by the north entrance. Mail will be placed in the regulation rural boxes by the postman. Outgoing mail should be placed in the Manager's mailbox located on the rock wall directly around the corner from the Office steps.

Trash & Recycle: Trash and recyclable material should be stored in large plastic containers with fitted plastic tops and kept, at all times, in concealed trash container spaces. Trash is normally collected on Tuesdays and Fridays.