

HOUSE RULES

Association of Apartment Owners - Kanaloa at Kona

Adopted July 5, 1996 | Amended May 4, 2013 and July 31, 2021.

Certain guidelines have been adopted to provide for a friendly, pleasant and congenial environment at Kanaloa at Kona. While these House Rules are meant as a general guide, they do not change the obligation of owners, tenants and guests to adhere to the specific requirements of conduct contained in the Bylaws of the Association of Apartment Owners of Kanaloa of Kona or the Declaration of Horizontal Properties.

APARTMENT AND COMMON AREAS

1. The apartments and the common area are to be used only for those activities common to a residential community.
2. No owner may store anything in or on any of the common areas. Additionally, no walkways, driveways or other common areas may be blocked or obstructed in such a way as to prevent free access of any owner to any of the common elements of the property. The Board, on occasion, may temporarily choose to store materials and equipment on the common elements of the property being used for the general benefit of the community. The Board of Directors at its discretion may direct the Managing Agent to remove any vehicle or object which is in violation of this HR #2 from any of the common areas. A violation notice will be posted on the object or vehicle for 72 hours and a written notice will be sent to the owner, if known.
3. Only those places in the common area so designated may be used for recreational purposes.
4. No apartment owner shall decorate, landscape, install signs or barricades or in any way modify any portion of the common area.
5. No furniture, fixtures or equipment belonging to the Association shall be removed from the common area for apartment owners use.
6. Each apartment shall be kept in a clean and sanitary condition.

7. Furniture, equipment and storage in an apartment shall be limited to items regularly used in a residence and no such item that might be a potential structural problem to a building or its surroundings is to be placed in the apartment.

8. No installation, alteration or other physical change may be made to any apartment except in accordance with procedures and limitations prescribed in the Declaration, the Bylaws, and applicable governmental regulations.

9. A handicapped owner may make reasonable modifications to an apartment and may request modifications to the common areas to enable such owner better use of the project.

10. Lanais may not be used for storage or for purposes other than their commonly intended use.

11. All window coverings exposed to the outside are to be white or off-white.

12. No garments, towels or other objects shall be hung from the windows, facades, lanai railings or outdoor furniture.

13. There is to be no sweeping or cleaning that creates dust or debris falling on another apartment or the common elements.

14. Garbage and trash shall be placed or kept in the disposal facilities provided for that purpose.

15. Dumpsters are for normal trash and not to be used for major construction debris, large appliances, or other large or heavy items. Owners or contractors doing major remodeling should obtain private dumpsters.

16. The occupant of an apartment shall take care not to cause undue noise, including, but not limited to, that resulting from musical instruments, radios, stereos, televisions, or other electronic sound amplification devices. Kanaloa at Kona observes quiet hours from 10:00 p.m. to 7:00 a.m. During these hours, owners and occupants shall not make or cause any noise which may disturb other owners or occupants. Noisy maintenance and construction shall not be allowed after 5:30pm.

17. No livestock, poultry or other animals whatsoever shall be allowed or kept in any part of the project, except service dogs and small household pets which are confined or caged, such as tropical fish or small birds. These animals shall not be kept, bred or used therein for any commercial purposes nor allowed on any common elements. Any such pet causing a nuisance or unreasonable disturbance, as determined by the Board or Managing Agent, shall be promptly and permanently removed from the project upon written notice given by the Board.

18. Apartment owners and guests are permitted to keep certified guide dogs, signal dogs or other dogs specifically trained for the people who depend on them for assistance.

All Service Dogs must:

- Have approved certificate documentation, submitted to the Managing Agent.
- Have proof of vaccination against rabies and distemper, submitted to the Managing Agent.
- Wear an easily identified ADA "service animal" vest and be on a leash when in the common areas.
- Not be allowed into any of the resort pools.

All feces must be picked up, put into a plastic bag, and deposited into the dumpsters.

19. Guests renting an apartment are approved to have an additional two non-overnight visitors beyond the maximum occupancy of the rental apartment. The maximum occupancy allowed shall be as follows: One-bedroom – total of six, two-bedroom – total of eight 8, and three-bedroom - total of 10. Exceptions to these limitations must be approved by the Managing Agent. See MOTOR VEHICLE section for limitations on guest vehicles.

20. Owners may reserve the Ocean Pool pavilion for larger parties by getting permission from the Managing Agent.

21. There shall be no use or storage of any flammable or explosive materials such as oil, gasoline, kerosene and naphtha.

22. No soliciting is allowed.

23. No barbeques or grills are allowed on any lanai.

24. Smoking and Vaping is prohibited on lanais or in any common areas of the property. Individual owners may have additional restrictions for their apartments.

SWIMMING POOLS

1. Hours for the swimming pools are posted on the pool gates. All users must follow the posted rules and pay particular attention to the State of Hawaii rules concerning hygiene for public pools.

2. One pool is designated as a 'Quiet Pool', and other pools may have designated 'Quiet Hours' posted. Apartment owners and guests are requested to honor that designation. No Pool Games, excessive noise or splashing, or other disturbances are allowed during 'Quiet' times. Exceptions to the noise limitations are allowed during Resort Activities approved by the General Manager.

3. There are no age restrictions for children, but parents are advised to provide proper supervision for their safety and welfare.

4. Running, screaming and general "horseplay" are not permitted in or around the pools.

5. Glassware and any sharp objects are not to be brought into the pool areas.

MOTOR VEHICLES

1. Owners and guests must register with the Managing Agent as soon as possible after their arrival, provide information about their vehicles and thereafter display the identification cards provided.

2. Parking is to be in assigned covered spaces or designated parking places only.

3. Owner and guest vehicles allowed on property: two vehicles are allowed for one and two-bedroom apartments, three vehicles for three-bedroom apartments. No more than this will be permitted on the property. One of the vehicles must use the assigned covered parking space.

4. No owner who rents their apartment will be allowed to store a vehicle in their assigned parking place during the times their apartment is rented.

5. No long-term storage of vehicles is allowed in open parking spaces.

PROPERTY ACCESS AND USE

1. The owner of an apartment, or that owner's rental manager, must notify the Managing Agent of any persons renting or occupying their apartment and such notification must be at least 48 hours prior to their arrival and should include the information required in Rules 2 and 3, below, if known.

2. All visitors will be required to check in at the front desk. Upon check-in, guests will be required to submit information concerning their group including: full name of all persons in their group, home address and contact information of the responsible person, and arrival and departure dates. Guests checking in will acknowledge receipt of the Kanaloa at Kona House Rules.

3. Guests will provide vehicle make, model and license plate number for any vehicle on property.

4. Guests checking in will also provide a credit card deposit before a gate access card is issued and will be responsible for adhering to the Association Bylaws, House Rules, and Declaration of Horizontal Property. Any damages to the property will be assessed to the credit card on file. A charge of \$30 will be assessed for any gate card lost or not returned.

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