

AOAO Lahaina Residential
HOUSE RULES
1034 Front Street, Lahaina, Hawaii 96761
Effective: November 28, 2022

I. RULES & REGULATIONS

The purpose of these rules is to promote harmonious occupancy of the condominium Units and to protect all occupants from annoyance and nuisance caused by improper use. If any part of these House Rules conflicts with any provisions of the Declaration of Condominium Property Regime or the By-Laws, the provisions of the Declaration and By-Laws will prevail. All house rules in violation of Federal, State and County laws, rules and regulations will be deemed null and void.

Compliance with these House Rules is required by the Hawaii Revised Statutes, the laws and ordinances of the County of Maui, and the By-Laws of the Association. The Site Manager and/or the Association Management Company have the authority to enforce all rules. The Board of Directors is responsible for enforcement and may delegate that responsibility to the Association Management Company, Site Manager and/or any other employee, agent, assignee or contractor of the Association.

The House Rules may be amended upon majority vote by the Board of Directors of the Association. The Board may make other rules and regulations, when deemed necessary, which will be considered extensions of these House Rules.

II. COMMON AREA

A. VEHICLES, PARKING AREA & CAR WASH

1. There is designated parking, with one (1) stall assigned to each Unit to be occupied by one (1) vehicle only.
2. All vehicles shall have a current registration and safety stickers as required by law and be in operable condition.
3. All vehicles must be registered with the Site Manager and/or Association Management Company.
4. Parking is allowed only in assigned stalls, visitor stalls, or the motorcycle area.
5. Backing a vehicle into a stall is prohibited unless prior written approval is received from the Site Manager and/or Association Management.
6. All vehicles must park within the lines of its stall, and make sure the vehicle is centered in the stall.
7. All vehicles must be in operable condition or will be towed at vehicle owner's expense within 15 days of inoperable condition. If the repair cannot be made within 15 days, the owner must show intent to achieve repair and receive approval from the Site Manager and/or the Association Management Company.
8. Vehicle maintenance and repair is not permitted on property.
9. Vehicles leaking fluids must be repaired immediately or parked off property. The use of cardboard, cloth, oil pan, etc. for catching leaks is not allowed. If leaks occur, actual cost of asphalt repair will be charged to the unit owner.
10. Visitor stalls are for visitor parking only, not residents. Time is limited to three (3) hours only.
11. The car wash is open 8:00am to 7:00pm for owner and tenant vehicles only and not to be used as a parking stall at any time.
12. Turn off water completely and squirt all water out of hose; after use, be sure to coil hose and put away nicely.
13. The speed limit on property is five (5) mph.
14. Items of personal property, including bikes and surfboards, shall not be left or allowed to stand in any part of the common areas or parking areas.

B. BICYCLES

1. Bicycles cannot be kept in the common area except in the specified racks. Bicycles cannot be stored in common area (i.e., under stairs). Racks are located near Building A and Building E.
2. Bicycles must be in operable condition and racks are not to be used for storage of unused or inoperable bicycles.
3. The Site Manager and/or Association Management Company may remove a bicycle due to House Rules violations. The owner of the bicycle will have thirty (30) days in which to reclaim the bicycle. If a bicycle is not reclaimed within thirty (30) days it will be donated to a non-profit organization.

C. PETS

1. One (1) household pet is allowed. Livestock, rabbits, chicken, etc. are not allowed.
2. Household pets must be registered with the Association Management Company.
3. All pets must be kept indoors.
4. When in the common area, pets must be leashed or in a carrier.
5. Pet droppings must be removed immediately by the person walking the pet.
6. Feeding of stray animals is not allowed; this includes birds, chickens, cats or any other animal.
7. Pet dishes and litter boxes shall not be kept outdoors at any time as they attract pests, rodents and feral animals.

D. GARBAGE & TRASH DISPOSAL

1. All trash must be wrapped or bagged in leak-proof bags and placed in the dumpster.
2. Motor oil shall not be disposed of in the dumpster.
3. Large items that will not fit in dumpster shall not be left in dumpster area.
4. No construction or remodeling refuse permitted on property or in dumpster.
5. There shall be no littering of common areas; dispose of refuse in appropriate receptacles.

E. NOISE & QUIET HOURS

1. Quiet time is 9:00pm to 8:00am.
2. Residents and other occupants of the units shall avoid unreasonably excessive noise of any kind at any time and shall not cause or permit any unreasonably disturbing noise or objectionable odors to emanate from their units. Includes but not limited to music, TV, talking, etc.
3. No loud motorcycles, scooters or skateboards.
4. No fireworks allowed on property.
5. No loud landscaping noise including leaf blowing, mowing, & edging before 8:00AM.
6. Construction:
 - a. allowed Monday through Friday from 8:00AM – 6:00PM
 - b. allowed on Saturdays from 9:00AM – 5:00PM
 - c. allowed on Holidays only with prior written approval of Site Manager and/or the Association Management Company
 - d. Not allowed on Sundays

F. UNIT EXTERIOR

1. The grounds, stairways, walkways and driveways shall not be obstructed or used for any purpose other than ingress and egress. Obstructions include (but are not limited to): oversized pots or containers, bicycles, surfboards & paddle boards, furniture, etc.
2. No awnings, air conditioning units or other projections shall be attached to the roof, outside walls, or windows.
3. Personal exterior items may only be attached without piercing exterior siding or fascia; Use of nails, screws, tacks not allowed.
4. Replacement of exterior windows and doors must conform to existing building design and be approved in writing by the Board of Directors.
5. A Lock Box is allowed only in a location that is not easily visible from the sidewalks. It must be less than 3" x 5" and of a neutral color, or painted to match the exterior.
6. Plants, surf boards, lanai furniture must be well kept and in working condition. Only furniture rated as outdoor is allowed (no interior furniture such as couches allowed).
7. Quality black metal screen doors are allowed with written approval by the Board of Directors.
8. If you use an exterior hose on property, ensure it is drained, coiled and put away nicely.

G. BBQ AREA

1. Available on first come, first serve basis.
2. BBQ use is restricted to owners, tenants, and their guests. Guests must be accompanied by Owner or Tenant.
3. This area is closed at 9:00pm.
4. Posted instructions for the BBQ must be followed.
5. Propane tanks, grill, fans and lights must be turned off when not in use.
6. The area must be cleaned up after each use.
7. Smoking is prohibited at the BBQ area.

H. POOL – All rules posted at the pool are automatically included as part of the House Rules

1. Use pool at your own risk. Neither the Association, Management Company, Employees, Agents or Assignees are responsible for accidents and/or injuries.
2. No glass may be brought inside pool area.
3. Smoking in the pool area is prohibited.
4. Pool use is restricted to owners, tenants, and their guests. Guests must be accompanied by Owner or Tenant.
 - a. Use is restricted to no more than four (4) per unit.. Parties greater than four (4) require pre-approval from the Site Manager and/or Association Management company.
5. All persons must take a cleansing shower before entering the pool. Bathers who leave the pool to use the toilet must take another cleansing shower before returning to the pool.
6. Any person with an infectious or communicable disease may not use the pool.
7. Persons with open blisters and cuts are advised not to use the pool.
8. No spitting, spouting of water, and blowing the nose is allowed in the pool.
9. Infants and toddlers must use swim diapers.
10. No animals are allowed in the pool area.
11. No activity that would disturb others or cause injury to one's self or others is allowed.
 - a. No radios or other devices allowed at the pool unless the owner uses headphones.

III. UNIT

The Unit shall be used for residential purposes only. Rentals are restricted to a period of no less than six (6) months per the County of Maui. **Violations of the County requirement result in immediate \$1500 fine assessed to the owner.**

A. OWNER RESPONSIBILITY

1. In accordance with State statute, owner is responsible for designating a local agent to represent his/her interest when not living on Maui. The owner and/or agent must provide names of lessees to the Site Manager and/or Association Management Company.
2. The owner or agent must provide access to the unit for emergencies, or regularly scheduled access such as mandatory pest control via:
 - a. key provided to Site Manager and/or Association Management Company
 - b. code to external lock box or digital code for electronic locks

If an owner/agent fails to do this, the Association will not be held responsible for damage in a case of emergency entry.

3. For Tenant Occupancy:
 - a. Owner is required to notify Association Management of new tenant occupancy within 30 days of lease execution.
 - b. Owner is responsible for giving a renter or guest a copy of the House Rules and is responsible for any violations of the House Rules.
 - c. All tenants must complete occupancy form provided by Association Management company.
4. The owner is responsible for all interior maintenance of Unit, including windows and lanai.
5. Any modifications to units must be approved in writing by the Board.

B. OCCUPANT RESPONSIBILITY

1. Nothing shall be done to the Unit which would overload or impair the floors, walls, or roof.
2. Construction/remodel must have pre-approval in writing from the Board of Directors. Copies of all applicable building permits are to be submitted to Association Management before any construction begins.
3. Window coverings must be of a neutral shade.
4. Washing machines shall not be run during quiet hours (9pm to 8am).
5. Quarterly interior Pest Control is provided by the Association and is **mandatory**. Owners that do not allow access as noted in Item III-A-2 above will be fined according to Association policy and will be required to obtain service at their own cost and provide proof of completion to the Association Management Company.

C. LANAI

1. Plants on the lanai must be placed in containers that do not drip water or soil onto other Units or common area.
2. Clothing, laundry, rugs, etc. shall not be hung on the lanai railings nor be shaken out from windows or the lanai.
3. Clothes lines or racks used only for the air drying of laundry are allowed during daytime use only and must be removed from the lanai when not in use.
4. Fires, open flames, and barbecuing on the lanai are not allowed, as they are a fire hazard.
5. Plants, surf boards, lanai furniture must be well kept and in working condition. Only furniture rated as outdoor is allowed (no interior furniture such as couches allowed).

IV. SMOKING

Smoking is prohibited in all common areas of the complex. Smoking is allowed inside the Unit only and may not disrupt other owners.

V. VIOLATIONS

Any violation of these rules should be brought to the attention of the Site Manager and/or Association Management Company. The following fines will be applied to the unit **owner**:

1. **First (1st)** violation of general house rules: written warning
2. **Second (2nd)** violation of general house rules: fifty dollar (\$50) fine
3. **Third (3rd)** violation of general house rules: one-hundred dollar (\$100) fine
4. **Fourth (4th)** violation of general house rules: two-hundred dollar (\$200) fine
5. **Fifth (5th) and all subsequent** violations of general house rules: five-hundred dollar (\$500) fine
 - a. **Upon the 4th violation** of the general house rules: the Board reserves the right to consult with counsel regarding all legal remedies available, including compelling owner to issue lease termination and/or eviction to tenant.
6. A violation notice or fine may be appealed within thirty (30) days in writing to the Association Management Company for review and consideration by the Board of Directors. The Association Management Company will deliver to the owner, in writing, the decision of the appeal from the Board within sixty (60) days of receipt of the appeal.

VI. VANDALISM

1. **First (1st) act of vandalism:** one-hundred dollar (\$100) fine, plus the cost of repair.
2. **Second (2nd) act of vandalism:** two-hundred dollar (\$200) fine, plus the cost of repair.
 - a. **Upon a 2nd act of vandalism,** the Board reserves the right to consult with counsel regarding all legal remedies available, including compelling owner to issue lease termination and/or eviction to tenant.