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STATE OF HAWAII  
OFFICE OF ASSISTANT REGISTRAR  
RECORDED

November 16, 2020 8:02 AM

Doc No(s) T - 11277272  
on Cert(s) AS LISTED HEREIN  
Issuance of Cert(s)



1 1/1 YH  
B - 33609986

/s/ LESLIE T. KOBATA  
ASSISTANT REGISTRAR

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION: RETURN BY MAIL (X) PICK UP ( )

LC

CHRISTOPHER SHEA GOODWIN AAL LLLC  
737 BISHOP STREET, SUITE 1640  
HONOLULU, HAWAII 96813  
TELEPHONE: (808) 531-6465

TITLE GUARANTY OF HAWAII HAS  
FILED THIS DOCUMENT FOR RECORD  
AS AN ACCOMMODATION ONLY. THIS  
DOCUMENT HAS NOT BEEN  
REVIEWED OR IN ANY WAY EXAMINED  
AS TO ITS EFFECT ON REAL PROPERTY.  
TG Acorn 521068D

Tax Map Key No(s).  
Certificates of Title Nos.: See Attached Ex. "A"

Total Pages: 9

**AMENDMENT TO BY-LAWS OF THE  
ASSOCIATION OF APARTMENT OWNERS OF WAIKALANI WOODLANDS  
(INSURANCE DEDUCTIBLE)**

WHEREAS, TOWNE REALTY, INC., a Wisconsin corporation, whose principal place of business and post office address is 105 West Michigan Street, Milwaukee, Wisconsin, hereinafter called "Developer," by instrument dated November 14, 1980, did execute and deliver an Amendment to and Restated Declaration Submitting Property to the Horizontal Property Regime of Waikalani Woodlands, which Amendment to and Restated Declaration ("Restated Declaration") was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1042744 and noted on the Transfer Certificates of Title listed in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Restated Declaration restated the original Declaration dated August 12, 1975, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 731956;

WHEREAS, the By-Laws of the Association of Apartment Owners of Waikalani Woodlands ("By-Laws") were attached as Exhibit "III" to the Restated Declaration filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1042744 and noted on the Transfer Certificates of Title listed in Exhibit "A" attached hereto;

WHEREAS, the By-Laws were amended by that certain Certificate of Amendment of the By-Laws of the Association of Apartment Owners of Waikalani Woodlands dated June 2, 1986, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1415717;

WHEREAS, the By-Laws were further amended by that certain Certificate of Amendment of the By-Laws of the Association of Apartment Owners of Waikalani Woodlands dated June 17, 1987, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1489323;

WHEREAS, Article XI, Section 1 of the By-Laws provide the By-Laws may be modified or amended in any respect [not] inconsistent with provisions of law or the Declaration pursuant to Section 514A-82 of the Act, by vote of not less than seventy-five per cent (75%) of the owners;

WHEREAS, Hawaii Revised Statutes (“H. R. S.”) Chapter 514A was subsequently repealed and replaced with H. R. S, Chapter 514B;

WHEREAS, H. R. S. §514B-108(e) provides bylaws may be amended at any time by the vote or written consent of at least sixty-seven percent (67%) of all unit owners;

WHEREAS, on October 9, 2020, owners representing at least sixty-seven percent (67%) of the common ownership interest granted their written consent to amend the By-Laws as follows:

Article VII, Section 1 of the By-Laws of the Association of Apartments of Waikalani Woodlands is amended whereby **subparagraph (h) thereof is deleted in its entirety** (deleted language indicated in strikeout):

Section 1. Fire and Extended Coverage Insurance. The Board shall procure and maintain from a company or companies qualified to do business in Hawaii (and, if necessary, to procure the required coverage from other companies) an “All Risk” policy or policies (herein in this section called the “policy”) of fire insurance, with extended coverage endorsement, for one hundred per cent (100%) of the replacement cost with no less than a ninety (90%) per cent coinsurance factor, covering the apartments and fixtures therein and the buildings and their fixtures and building service equipment, but excluding property of every kind and description while underground (meaning thereby, below the level of contiguous ground and covered by earth, or below the level of the lowest basement floor of the buildings and/or structure, except underground conduit or wiring therein when beneath the buildings and/or structure). The insurance coverage shall be written on the property in the name of the Association of Apartment Owners. Flood insurance shall also be provided under the federal Flood Disaster Protection Act if the property is located in an identified flood hazard area as designated by the federal Department of Housing and Urban Development. The cost of the policy shall be a common expense. Such insurance requirement and method of insuring may not be changed without the consent of the mortgagees, if any. Such policy shall:

\* \* \*

~~(h) Not contain a deductible in excess of One Hundred Dollars (\$100.00).~~

In all other respects, the By-Laws, as amended, are hereby ratified and confirmed, shall be binding upon and inure to the benefit of the parties to it and their respective successors and permitted assigns, and shall remain unchanged by reason of this amendment except as specifically set forth herein. The undersigned officers of the Association hereby certify that the Amendment described herein was adopted on October 9, 2020, upon the granting of written consent by owners representing at least sixty-seven percent (67%) of the common ownership interest as described in the Restated Declaration.

**IN WITNESS WHEREOF**, the undersigned have executed these presents as of the day and year first above written.

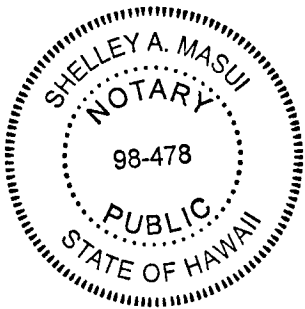
ASSOCIATION OF APARTMENT OWNERS OF  
WAIKALANI WOODLANDS,  
a Hawaii non-profit corporation

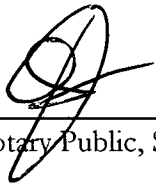
By James B. Guziore  
Printed Name JAMES B. GUZIORE  
Its President

By Carole G. Amrhein  
Printed Name CAROLE G. AMRHEIN  
Its SECRETARY

STATE OF HAWAII )  
 ) SS.  
CITY AND COUNTY OF HONOLULU )

On this 26<sup>th</sup> day of October, 2020, before me personally appeared James P. Guzman to me known to be the person described in and who executed the foregoing instrument, and did say that [s]he is the President of the ASSOCIATION OF APARTMENT OWNERS OF WAIKALANI WOODLANDS, a Hawaii non-profit corporation, and acknowledged that [s]he executed the same as his/her free act and deed of and by authority of the Board of Directors of ASSOCIATION OF APARTMENT OWNERS OF WAIKALANI WOODLANDS.



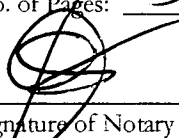
  
\_\_\_\_\_  
Notary Public, State of Hawaii  
Shelley A. Masui  
\_\_\_\_\_  
Printed Name of Notary  
My commission expires: 09/14/2022

NOTARY CERTIFICATE (Hawaii Administrative Rules §5-11-8)

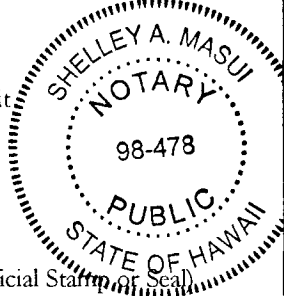
Document Identification or Description: Amendment to By-Laws of the Association of Apartment Owners of Waikalani Woodlands (Insurance Deductible).

Document Date: 10/26/2020

No. of Pages: 5 (plus Exhibit) Jurisdiction: First Circuit \_\_\_\_\_  
(in which notarial act is performed)

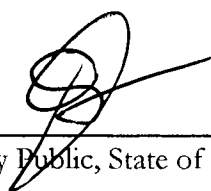
  
\_\_\_\_\_  
Signature of Notary  
Shelley A. Masui  
\_\_\_\_\_  
Printed Name of Notary

10/26/2020  
\_\_\_\_\_  
Date of Certificate

  
(Official State Seal)

STATE OF HAWAII )  
 ) SS.  
CITY AND COUNTY OF HONOLULU )

On this 26<sup>th</sup> day of October, 2020, before me personally appeared Carole G. Amrhein to me known to be the person described in and who executed the foregoing instrument, and did say that [s]he is the Secretary of the ASSOCIATION OF APARTMENT OWNERS OF WAIKALANI WOODLANDS, a Hawaii non-profit corporation, and acknowledged that [s]he executed the same as his/her free act and deed of and by authority of the Board of Directors of ASSOCIATION OF APARTMENT OWNERS OF WAIKALANI WOODLANDS.

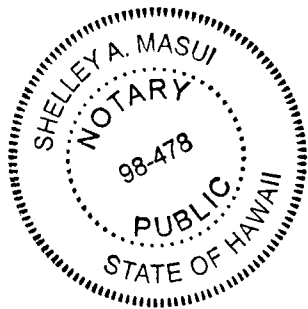


Notary Public, State of Hawaii

Shelley A. Masui

Printed Name of Notary

My commission expires: 09/14/2022



NOTARY CERTIFICATE (Hawaii Administrative Rules §5-11-8)

Document Identification or Description: Amendment to By-Laws of the Association of Apartment Owners of Waikalani Woodlands (Insurance Deductible).

Document Date: 10/26/2020

No. of Pages: 5 (plus Exhibit) Jurisdiction: First  
(in which notarial act is performed)

Circuit

Signature of Notary

Date of Certificate

Shelley A. Masui

Printed Name of Notary

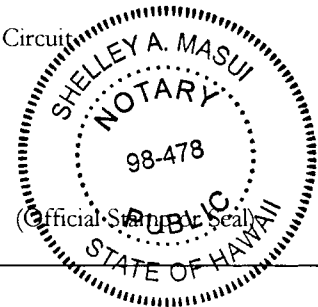


Exhibit "A"

Waikalani Woodlands  
Land Court Condominium Map No. 260

List of Current Transfer Certificate of Title Numbers

<u>Unit No.</u>	<u>TCT No.</u>	<u>Unit No.</u>	<u>TCT No.</u>	<u>Unit No.</u>	<u>TCT No.</u>
A101	1,149,422	A408	1,125,501	A807	645,576
A102	1,113,693	A501	761,586	A808	932,318
A103	374,956	A502	1,123,220	A901	315,229
A104	1,151,440	A503	1,175,089	A902	948,490
A105	1,201,020	A504	1,136,574	A903	1,177,384
A106	1,179,895	A505	454,554	A904	1,183,207
A107	1,179,712	A506	715,743	A905	1,104,557
A108	1,155,540	A507	1,169,045	A906	1,114,150
A201	642,831	A508	1,144,211	A907	1,163,389
A202	697,915	A601	1,188,762	A908	272,374
A203	430,344	A602	712,982	A1001	1,099,964
A204	1,149,828	A603	947,753	A1002	1,195,487
A205	1,190,526	A604	1,190,413	A1003	1,157,955
A206	1,073,273	A605	1,116,134	A1004	1,074,205
A207	953,820	A606	1,176,499	A1005	1,098,840
A208	1,066,275	A607	427,980	A1006	417,282
A301	1,197,806	A608	327,318	A1007	445,961
A302	304,343	A701	1,195,616	A1008	1,161,773
A303	1,150,095	A702	1,059,229	A1101	404,683
A304	1,165,190	A703	1,057,949	A1102	824,955
A305	258,753	A704	1,163,979	A1103	253,927
A306	1,108,096	A705	1,159,437	A1104	1,115,981
A307	380,828	A706	1,094,646	A1105	1,102,212
A308	733,329	A707	327,645	A1106	348,476
A401	1,000,716	A708	840,167	A1107	1,139,326
A402	1,114,212	A801	1,097,093	A1108	1,197,645
A403	685,590	A802	1,060,384	A1201	1,057,750
A404	1,081,530	A803	1,132,310	A1202	721,650
A405	1,105,042	A804	1,156,616	A1203	363,206
A406	1,177,064	A805	1,166,153	A1204	775,831
A407	1,123,147	A806	532,414	A1205	1,163,751

Exhibit "A"

Waikalani Woodlands  
Land Court Condominium Map No. 260

List of Current Transfer Certificate of Title Numbers

<u>Unit No.</u>	<u>TCT No.</u>	<u>Unit No.</u>	<u>TCT No.</u>	<u>Unit No.</u>	<u>TCT No.</u>
A1206	854,435	B801	1,138,936	C206	1,125,290
A1207	1,157,235	B802	1,105,336	C301	262,443
A1208	1,162,255	B803	483,618	C302	1,163,501
B101	1,176,957	B804	1,162,193	C303	1,163,626
B102	1,122,398	B901	710,989	C304	1,146,777
B103	1,123,863	B902	1,201,588	C305	1,133,915
B104	396,596	B903	1,019,392	C306	1,109,424
B201	1,168,219	B904	424,858	C401	1,193,434
B202	1,180,711	B1001	981,685	C402	1,174,368
B203	978,637	B1002	1,163,167	C403	1,120,514
B204	951,741	B1003	663,593	C404	1,183,796
B301	1,173,869	B1004	1,201,535	C405	1,043,239
B302	1,108,413	B1101	1,054,578	C406	579,243
B303	1,061,267	B1102	1,104,073	C501	790,108
B304	809,173	B1103	1,202,471	C502	181,229
B401	881,512	B1104	947,650	C503	414,837
B402	766,690	B1201	1,108,517	C504	1,166,401
B403	1,175,628	B1202	509,948	C505	551,551
B404	246,808	B1203	1,172,245	C506	402,690
B501	1,144,958	B1204	822,547	C601	763,362
B502	1,153,629	C101	838,610	C602	1,011,147
B503	1,069,578	C102	182,361	C603	1,159,135
B504	333,315	C103	1,161,445	C604	1,147,631
B601	1,179,371	C104	1,113,149	C605	508,381
B602	737,918	C105	1,191,383	C606	1,192,247
B603	246,505	C106	552,467	C701	532,258
B604	1,193,326	C201	1,186,526	C702	1,147,067
B701	1,119,037	C202	1,193,021	C703	1,125,575
B702	1,155,709	C203	738,100	C704	1,156,922
B703	1,186,844	C204	815,319	C705	914,256
B704	1,031,340	C205	1,061,554	C706	1,114,215

Exhibit "A"

Waikalani Woodlands  
Land Court Condominium Map No. 260

List of Current Transfer Certificate of Title Numbers

<u>Unit No.</u>	<u>TCT No.</u>	<u>Unit No.</u>	<u>TCT No.</u>	<u>Unit No.</u>	<u>TCT No.</u>
C801	1,193,840	D102	458,462	D603	1,133,390
C802	1,127,462	D103	1,174,419	D604	1,173,373
C803	1,046,183	D104	781,851	D605	1,186,925
C804	1,168,725	D105	1,066,944	D606	398,749
C805	720,276	D106	1,199,883	D701	1,132,088
C806	1,117,830	D201	1,145,593	D702	1,186,506
C901	1,179,070	D202	1,155,098	D703	1,125,902
C902	516,608	D203	1,117,017	D704	1,133,396
C903	1,137,575	D204	1,185,629	D705	1,196,525
C904	736,192	D205	1,120,476	D706	1,063,852
C905	509,299	D206	1,137,128	D801	1,165,145
C906	1,128,182	D301	1,128,229	D802	1,069,306
C1001	1,124,600	D302	1,157,862	D803	1,154,181
C1002	1,070,404	D303	1,171,021	D804	1,059,744
C1003	1,120,260	D304	1,051,100	D805	1,122,349
C1004	1,185,217	D305	1,155,107	D806	473,725
C1005	1,184,408	D306	1,168,669	D901	1,142,164
C1006	1,199,585	D401	1,180,136	D902	1,160,749
C1101	1,146,699	D402	1,122,517	D903	815,783
C1102	1,115,697	D403	1,124,374	D904	775,011
C1103	700,598	D404	1,101,247	D905	1,165,552
C1104	648,690	D405	1,130,510	D906	676,514
C1105	1,168,027	D406	1,191,148	D1001	1,192,740
C1106	1,103,087	D501	1,137,833	D1002	1,104,867
C1201	1,110,193	D502	1,192,638	D1003	1,152,396
C1202	1,082,777	D503	716,642	D1004	1,115,979
C1203	1,025,314	D504	1,134,775	D1005	1,147,409
C1204	1,082,814	D505	1,100,418	D1006	1,116,475
C1205	477,000	D506	693,915	D1101	964,066
C1206	1,009,008	D601	1,177,760	D1102	1,199,717
D101	1,111,333	D602	1,194,094	D1103	1,154,782



Exhibit "A"

Waikalani Woodlands  
Land Court Condominium Map No. 260

List of Current Transfer Certificate of Title Numbers

<u>Unit No.</u>	<u>TCT No.</u>
D1104	769,142
D1105	1,201,560
D1106	957,664
D1201	802,451
D1202	602,664
D1203	1,096,486
D1204	1,099,840
D1205	703,620
D1206	1,141,671