

## KOA LAGOON HOUSE RULES

### Revised 2015

These House Rules are designed to safeguard the life, property and opportunity for enjoyment of all residents and their guests staying at the Koa Lagoon. All residents and guests are subject to the House Rules and any penalty provisions stated in the Bylaws.

1. No occupant shall make or permit any disturbing noises at any time anywhere on the premises, including lanais (such as loud music, voices or television), and especially between **9:00 PM and 8:00 AM**.
2. **NO pets** are permitted on the premises or in the apartments. However, an Assistance Animal that has been approved by the Board, after the Applicant has submitted Application and Verification forms to the Board, is allowed in a unit or common elements. Please do not feed **birds** from the lanais.
3. Parents must supervise their **children** at all times and are responsible for their conduct. No running, playing or shouting in the corridors, elevator or parking lot is allowed. Skateboards, roller blades and scooters are not permitted on the property.
4. **Swimming pool rules** are posted at the pool and must be observed. Children of guests or residents must be supervised. No glass items are permitted in the pool area. The swimming pool is for the exclusive use of residents at the Koa Lagoon. No outside or private parties are permitted.
5. No **fireworks**, pellet guns, slingshots or firearms may be used on the premises. Hitting golf balls is not allowed.
6. Cooking over an **open flame**, such as gas or charcoal grills or hibachis, is not permitted in the building or on lanais.
7. **Garbage disposals** should be used sparingly for only small items and not for peelings or cores to avoid clogged drains. Garbage and trash should be put in plastic bags and placed in the dumpster near the property exit. A container is provided for aluminum cans. Please crush boxes and similar items prior to putting them in the dumpster. No construction/remodeling debris should be placed in the dumpster.
8. Use low-sudsing or limited amounts of **detergent** in washers to minimize problems with sewer lines. Koa Lagoon water is quite soft.
9. Please return promptly the **shopping carts**, available for use from car to unit, to the north or south stairwell.
10. Hanging towels or other items from **lanai railings** or shaking rugs from lanais is not permitted.
11. Koa Lagoon is a **non-smoking property**. No smoking is allowed in condos or lanais, pool area, stairwells, walkways, BBQ area, parking lot, or lawn. **\$250.00 fine** for each violation. Smoking prohibited by law (Chapter 328J HRS).
12. Damage or obstruction from the misuse of **toilets and plumbing** will be billed to the owner or tenant responsible. Excess toilet tissue can plug sewer lines.
13. **Hazardous materials** (such as flammable oil, fluids or explosives) are not permitted.
14. **Damage** to the building or grounds shall be paid for by the owner or individual responsible.
15. Commercial vehicles, boats, and trailers may not be stored in the **parking lot**. Unauthorized vehicles will be towed at the owner's expense. Motor bikes, motorcycles, or

bicycles belonging to an owner, renter, or guest may be parked on the parking lot, but an effort should be made to avoid occupying a full parking space. Bicycles, kayaks, and paddle boards may not be stored on lanais.

16. No plant containers, equipment or any large objects should be observed above lanai railings on the second to sixth floors nor on ground floor lanais.

17. Flood alerts or water leakage warning devices should be placed adjacent to ice makers, water heaters, dishwashers, and washing machines. Batteries should be checked yearly and replaced as necessary. (Flood alert devices are reasonably priced at stores like Ace Hardware.)

18. In apartments or on lanais, unusually heavy objects such as waterbeds or Jacuzzi tubs are not permitted.

19. On **entrance doors** only signs for owners' names or shoe removal are permitted. Exterior sun shades, awnings, or window guards are not permitted unless approved in writing by the Board. The exterior appearance of the entrance and lanai must be consistent with the décor of the rest of the building.

20. No owner shall make changes in the landscaping, unless the Board gives approval.

21. No radio, TV aerial connections or similar devices may be installed outside of an apartment or outside of a lanai.

22. Owners and tenants are responsible for the maintenance of their respective unit air conditioners, including proper installation of water drainage devices and condensation disposal.

23. Owners should replace **water heaters** within the year after the warranty period has expired. Most water heaters have a six-year warranty.

24. No occupant shall interfere with electrical equipment, plumbing, watering facilities, pool equipment, or other equipment on the premises.

25. Any workman or repair person must contact the Rental Office or the Property Manager before entering an apartment if the owner is not present in the unit.

26. Copies of the House Rules and Parking Policy will be sent to each owner. Copies of the House Rules and of the Parking Policy must be posted in each rental apartment.

27. Each owner who sells his/her apartment must provide the new owner with a copy of these House Rules.