

# Maalaea Kai General House Rules

## Parking

- Each individual unit is assigned one reserved parking spot.
- Additional parking is available along Hauoli St.
- If for any reason your designated parking space is wrongfully occupied, please put a **(friendly)** note on the vehicle or notify your managing agent for help.
- Backing into parking spaces is not permitted.

## Swimming Pool

- Pool hours are from 9:00 AM to 9:00 PM. Please do not enter the pool before or after these hours.
- The pool is for Maalaea Kai residents and their guests only.
- Please observe the posted rules in the pool area.
- Please **DO NOT** for any reason bring any glass into the pool area, this includes but is not limited to coffee mugs, wine glasses, plates, bottles, ceramics, etc.
- Several safety items are located in the pool area and are attached to the fence. These items include a throw ring, shepherds hook, pool rules. Please do not block access to the safety equipment in case of emergency.
- Please shower before entering the pool.
- All children under the age of 13 must be accompanied by an adult of at least 21 years of age. This adult must always be **INSIDE THE POOL AREA** with the child.
- Please make sure all infants use a swim diaper. No Smoking or vaping in pool area.
- We strive to provide a safe and happy and inviting pool environment for all to enjoy and for this reason we ask the following; please do not play loud music. Please use ear buds to keep your music to yourself. Please

do not play loud games like Marco-polo. Please inform your children not to scream unless they need help.

- No jumping or diving for safety reasons. Please no throwing of any items like balls, frisbees etc.
- We ask that you enjoy the Maalaea Kai pool safely and quietly for the benefit of all. Please notify the Resident Manager of any pool issues. Mahalo!

## Resident Manager

- Eric Smith is the Resident Manager. He lives on property and his responsibility is to take care of all the common areas.
- His hours of operation are approximately 8:00 AM – 5:00 PM Monday through Friday.
- You can call or text him at (808) 298-7395. Please leave a message and if it is something that needs to be handled immediately, he will call you back or come directly to the situation as needed.
- If you are experiencing a medical emergency, **Call 911!**
- If you are having trouble with anything inside your unit, please contact your rental agent.
- All other non-emergency issues will be addressed on the next business day.

## On-Site Sewer System

- The system can only handle human waste and TP.
- Please no Q-tip, feminine sanitary products, paper towels, syringes, ect. Into the toilets.

## Smoking

- Maalaea Kai has a designated smoking area. It is located in front of parking space #7 at the west end of the property. It has a bench and a receptacle for butts. Please put all trash items in the trash can not the ash tray.

- Smoking or vaping is not permitted anywhere else on property.
- Absolutely no smoking in Hallways or the Lanai's.

- State Law requires smoking or vaping to be done at least twenty feet from any building access.

## **BBQ Grills**

In order to help keep Maalaea Kai grills safe, fun, and clean for others, please use the following guidelines.

- Grill operation hours are 10:00AM-9:00PM.
- Do not leave lit grills unattended.
- Be sure to secure grill valves and lights after use.
- It is recommended that the use of a pan or foil be used for anything that may fall through the grates. (Vegetables, fruits, etc.)
- Please do not dump large amounts of oil, sauces, or seasonings on grills, this may cause a fire hazard.
- Please be courteous to other owners and guests.
- Please clean up after yourselves.
- Any items left in the grill area will go to the lost and found.
- Do not leave children unattended in the grill area.
- Please do not block the area to or around the fire extinguisher.
- During busy times please limit the numbers in your group to only the people cooking and try to make room for others.

## **Breezeway**

Maalaea Has a beautiful breezeway area that for the use of all residents and guests. The following is a list of information and concerns for use of the breezeway common area.

### **Social Gatherings**

- Events over 15 people including children require board approval.
- Guest Parking is along Hauoli Street only.
- Smoking or vaping in designated smoking area only (by parking space 7).
- Cargo carts are to be used to transport items and returned to elevator lobbies as soon as possible for other owners and guests to use.

- Please limit your group to the area that was reserved for your event.
- All pets must be on a leash, including service dogs.
- Please clean up after your pets.
- Do not drive any objects into the grass or seawall. Stakes, fishing rod holders, etc.
- Do not tie anything to palm trees. Hammocks etc.

The responsible party is to make sure that; All trash is removed, all furniture is cleaned & returned to proper place, Floors, bathroom, etc. are cleaned and restored to original condition, all cleanup is done by **9:00PM**.

No Noise after 9:00 PM. No loud music. Be responsible! If your guests are consuming alcohol, please do not let them drive.

The use of any kind of fireworks are strictly forbidden on Maalaea Kai Property!

## **Laundry Rooms**

- The Laundry rooms are located at the west end of the building above the trash room on the second, third, & fourth floors.
- Please ask your rental agent for the door code.
- There are three washers and three dryers in each room. They take a Visa or Master Card for payment. Once the card is accepted, it places a \$8.00 charge on the card. If that amount is exceeded by doing several loads of laundry another \$8.00 charge is applied. If no more charges are applied the total will be adjusted to the correct amount used after several hours.
- Please do not leave the cargo carts inside the laundry rooms while you are doing laundry. They need to be available for other guests to use.
- Please clean up after yourself. Remove sand, lint, soap or any other debris left behind.
- Please do not overload the machines.
- Please do not use excessive laundry soap. This causes the drains to foam and back up.

- Please remove laundry as soon as the machine cycle is complete. Any left laundry will be removed and disposed of if not claimed.
- It is recommended that you put the unit number on the tags of towels, sheets, blankets, etc. If these items are left behind by your renters... we will have a means of returning them.

## **General information & Reoccurring events**

- Quiet Hours 9:00 PM – 8:00 AM
- Work Hours 8:00 AM – 5:00 PM Monday – Saturday. Absolutely no noise on Sunday or holidays.
- Lawn day is every Friday from 7:00 AM – 4:00 PM

### **Tree Trimming**

- The palm trees are trimmed every four months. A notice will be posted in the laundry rooms, stairwells and main breezeway bulletin board. any vehicles near palm trees will need to be moved. A list of parking spaces that need vehicles moved will be on the notices.

### **Trash and Recyclables**

- The trash room is located at the west end of the building next to the loading dock.
- We have trash shuts located next to the laundry rooms on the upper floors. Please do not put boxes or anything that may clog the shut. Bring these items down to the first floor and dispose of them properly.
- The dumpsters are emptied on Tuesday, Thursday, & Saturday. Please do not block the loading dock area. This area is for active loading and unloading only.
- Around the corner from the dumpster room is the recyclables room. This area contains several rolling trash receptacles. Each one contains glass or plastics, please rinse and stow items in the correct container. Paper bags and cardboard go in the orange dumpster as the end of the building next to the loading dock. Please break down boxes as needed

to fit into dumpster slot. Mahalo for helping us keep Maalaea Kai trash and recycle area clean and safe for everyone to use.

### **Hallways & Stairwells**

- Maalaea Kai is a private property not a hotel. Each unit is privately owned. Some owners vacation rent their units; some owners long term rent their units. Some owners live in their units. Some of these people work different hours for their respected jobs and they sleep odd hours. We ask that you refrain from loud noise, screaming children, children running in the hallways and stairs. Please be respectful to the other owners and guests.
- The Hawaii Fire code specifies that we can have no trip hazards in hallways or stairwells. For this reason, please keep all shoes, baby strollers, trip hazards of any kind inside your unit.

### **Lanais**

- Please be courteous while using your lanai.
- Do not hang towels, dive gear, swimsuits, or laundry on the lanai hand rails. This makes the general appearance of the building unsightly, and the wind tends to blow said items around the front lawn.
- Please keep paper products from blowing from the lanai.
- Please refrain from use of loud music, conversation, or yelling from the lanai.
- Please do not run any water from plants or cleaning on guests that may be on a lanai below.
- **ABSOLUTLY NO SMOKING OR VAPPING ON THE LANAI!**

### **Elevator Use**

- Maalaea Kai is equipped with two elevators one toward the west end of the building near dumpster and laundry rooms, and one in the center breezeway. These elevators are for use as needed.
- Please do not overload. Use several trips if needed.

- Please pick up your pets or wait till no one else is in the car with you and your pet.
- Please ask for assistance if you move heavy or bulky items. We have a set of protective pads that can be installed as needed. Please ask the resident manager for assistance.
- Please do not allow children to play with the elevators.

### **Cargo carts**

- For your convenience Maalaea Kai has three cargo carts. They are usually found in the elevator lobbies in the designated cart areas. Please feel free to use the carts as needed. Please return them to the designated areas upon completion of use. Please do not keep them for extended periods of time. Please clean any sand, food items, coffee, drinks or anything else that may spill. Do not leave boxes or trash in the carts. Carts are not for contractor use.

### **Pressure washing & pest control**

- Quarterly (3months) we pressure wash all hallways and stairwells. Shortly after we have a pest control company come out and spray inside all the units as a preventive measure for pests. It is recommended that the units are vacated for an hour after treatment is performed. Notices for these recurring events are posted in the laundry rooms, stairwells, breezeway, & bulletin board. **These notices apply to everyone.** We apologize for any inconvenience this may cause. Thanks for helping keep Maalaea Kai clean & pest free.

### **Pets**

- Please keep all dogs on a leash. Please clean up after your pets. Please keep your pets from peeing on the hallways and building common areas. If this happens, please clean it up quickly. Please pick up your dog when using the elevators. Some guests are not comfortable using an elevator with a pet. For this reason, we ask that you be courteous and wait for an empty car. We have several feral cats on property that

are fed and cared for. Please do not feed them. Please do not feed the birds.