

SYNOPSIS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The following is a brief synopsis of the above Covenants, as they pertain to all and any improvements. The complete text, as recorded in the Bureau of Conveyances, State of Hawaii, in Liber 6446, was issued to all property owners at time of purchase.

1. **ARCHITECTURAL COMMITTEE:** Before any building, garage, wall, fence or any other improvement is constructed or maintained upon the lots or any alteration made thereto, **a duplicate set of plans** and specifications relating to said construction work shall be submitted to the Architectural Committee. (Addressed as above). One set must be the County approved plans, which will be returned (see also item 16).
1. ARCHITECTURAL COMMITTEE. Certificate of Extension Of the Architectural Committee Of The Leilani Community Association. Liber/Page 23129/783 Recorded May 1, 1989).
 2. **SINGLE FAMILY RESIDENCE:** All lots shall be used for only single family residence, with only one such residence being permitted on any such lot.
 3. **GARAGE:** Every residence shall have a minimum of a 2-car garage or a 2-car carport, which shall be considered as part of the residence.
 4. **MINIMUM SIZE:** No residence shall be constructed which contains less than 800 square feet of livable ground floor space, exclusive of porches, lanais and garage.
 5. **HEIGHT:** No improvement shall be constructed that will exceed 18 ft. in height from the highest point of land within the perimeter of the structure.
5. HEIGHT. Residences and other structures built on lots must be built so that the highest point in elevation of the structure must be 18 ft. or lower from the highest point of land in elevation on that lot. (No. 92-115 Finds of Fact, Conclusion of Law, Order Granting motion for Partial Summary Judgement; Judgement Recorded June 10, 1993).
 6. **TEMPORARY OR SEPARATE IMPROVEMENTS:** No trailer, mobile home, tent, shack, garage or other outbuilding shall be constructed prior to or during construction of a residence.
 7. **NUISANCE:** No noxious or offensive activity shall be carried on upon any of said lots, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
 8. **MATERIALS:** All materials used in the construction of any improvement upon any portion of the lots shall be new materials only except that used decorative or structural materials may be used to enhance the appearance of the improvement.
 9. **FOUNDATIONS:** No conventional sub-floor framing shall be exposed from any side of any residence. All sub-floor framing shall be concealed in a manner acceptable to the Architectural Committee.
 10. **DRIVEWAYS:** Driveways shall be a minimum of 12 feet wide at the street and shall be paved during or prior to completion of a residence.
10. DRIVEWAYS. Driveway is area between a lot owner's home and the boundary line adjacent to the roadway, the term "paved" allows the use of any smooth surface. (Civil No. 6865 Findings Of Fact, Conclusions Of Law and Judgement Recorded September 28, 1982).
 11. **ROOFS:** Cedar shakes, cedar shingles, clay tiles, composite materials or metals, shall be among some of the approved roofing materials.
 12. **ANIMALS:** Only dogs, cats or other household pets may be kept on any of said lots, provided that they are not kept, bred or maintained for any commercial purpose and are otherwise kept in accordance with the zoning ordinances, rules and regulations otherwise applicable.
 13. **SIGNS:** No signs of any kind shall be displayed to the public view on any of said lots except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent; or signs used by a builder to advertise th property during the construction and sales period.
 14. **RUBBISH AND TRASH:** None of the lots shall be used or maintained as a dumping ground for discarded old vehicles, rubbish, trash, garbage or other waste. No such material shall be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean sanitary condition.
 15. **ALL CONVEYANCES SUBJECT HERETO:** All deeds, mortgages, agreements of sale, leases, or other conveyances made or delivered by any legal or equitable owner of any lot or interest therein shall be subject to the same covenants, conditions and restrictions as in this Declaration set forth whether expressly contained in such conveyances or not.
 16. **BUILDING PERMIT:** No work shall be commenced on the construction of any improvement until such building permit has been obtained from the Building Department of the County of Hawaii as required by law or ordinance.
 17. **COMMUNITY ASSOCIATION:** Each owner shall be a member in good standing of the LEILANI COMMUNITY ASSOCIATION, a Hawaii nonprofit corporation, and shall pay all assessments levied and billed according to law. Unpaid assessments shall constitute a lien against subject property, which may be enforced by suit for money judgement or may be foreclosed by the Association in the same manner as a real estate mortgage may be foreclosed.
- COVENANTS RUNNING WITH THE LAND.** The covenants, conditions and restrictions shall run with the land, and are of record with the Bureau of Conveyances of the State of Hawai.



Leilani Community Association
13-3441 Moku Street
Pahoa, Hawaii 96778

LEILANI HAPPENINGS

LEILANI'S WEEKLY ACTIVITIES

IN THE BUILDING

Monday	4:00P.M. - 5:30P.M.	Music Theory
Wednesdays	8:00A.M. - 9:30PM	Yoga
	4:00P.M. - 5:30P.M	Hula - advanced Adult
Saturdays*	8:00A.M. - 9:00A.M.	Hawaiian Language - Beginner
	9:00A.M. - 10:00A.M.	Hula - Beginner
	10:00A.M. - 11:00A.M.	Hula - Intermediate

*Not on the first Saturday of the month.

IN THE PAVILION

Mondays	7:00P.M. - 7:30 P.M.	Dog Training
Tuesdays	8:30A.M. - 9:00A.M.	Tai-Chi
	9:00A.M. - 10:00A.M.	QiGong
Fridays	8:30A.M. - 9:00A.M.	Tai-Chi
	9:00A.M. - 10:00A.M.	QiGong
Saturdays	9:00A.M. - 10:30A.M.	Yoga

DATES TO REMEMBER

AUGUST NEIGHBORHOOD POTLUCK/IMU

Sunday, August 23, 12:00p.m - 3:00p.m

Meat & drinks compliments of
Neighborhood Watch & LCA

Bring a Dish to share with your neighbors

DINNER & BINGO

Good Food / Fun Prizes

1st Tuesday of each Month

6:00 p.m. 8:30 p.m.

In the Main Building. Proceeds benefit Neighborhood
Watch Program/Events

COMMUNITY GARAGE SALE

1st Saturday of each Month

7:00 - 11:00a.m in the Pavilion

CERT TEAM MEETINGS

Last Tuesday of each Month

5:30 p.m in the Main Building

NEIGHBORHOOD WATCH MEETINGS

Last Tuesday of each Month

7:00p.m in the Main Building

LEILANI BOARD OF DIRECTORS MEETINGS

2nd Thursday of each Month

6:30p.m in the Main Building

NEIGHBORHOOD TRASH CLEAN UP

Saturday, October 17th & January 16, 2016

Mark your calendars to volunteer to help
clean up the streets of Leilani

Meet at the Community Park at 8:00a.m to
set up teams & get supplies.

HALLOWEEN PARTY

Saturday, October 31st

5:30 pm - 9:00 p.m.

In the Pavilion

CHRISTMAS POTLUCK

Saturday, December 19th

4:00 p.m. - 9:00 p.m.

In the Pavilion

ONGOING ACTIVITIES

Call the office 965-9555 for actual dates

MOVIE NIGHT

4th Friday of each month

Starts at dusk with cartoons

UKELELE CLASSES

1- 5p.m in the Main Building

Every other Saturday

CHINESE ENERGENICS

1st Thursday of each month

9:00 a.m. - 10:15 a.m. - Pavilion

6:00 p.m. - 7:15 pm - Main Building

DOG OBEDIENCE CLASSES

Every Monday Night

7:00 p.m. to 7:30 pm

In the Pavilion

COVENANT'S REPORT

By Richard J. Robbins

I am truly shocked and dismayed by the lack of covenant compliance over the last several years. It seems that some residents have forgotten why they chose Leilani Estates as a place to live on the Big Island. I, for one, moved to Leilani because I didn't want to listen to Roosters crowing all hours of the day; didn't want to live next to chickens, goats or pigs being raised for profit; and didn't want to live next door to someone repairing automobiles for a living.

I chose to live in Leilani Estates because of the fully paved road system; because the US Mail was delivered to my house; because I can have the newspaper delivered to my place of residence; because of the beautiful park area, playground area and the many activities offered to residents at our community center.

I need your help! During the last two months several residents have received letters informing them they are in violation of the COVENANTS which govern our subdivision. Please take these letters seriously. Board policy dictates that you receive 3 notifications before the legal system becomes involved. I will do everything in my power to see that each and every residents' property values are protected. Putting it simply - I will enforce the covenants!

Please - get rid of the chickens; install your driveway apron; make sure your house plans are approved prior to construction; **DO NOT** breed animals (dogs or cats) for profit; and abide by the "Leash Law" and control your pets.

Thank you for your cooperation.

RECREATION COMMITTEE

by Greg Armstrong

It is good to see so many families taking advantage of the park facilities every day. From Mothers and Fathers with little babies to teenagers and adults. Swinging, playing basketball, volleyball or soccer or some just walking alone, with a friend or with their dogs.

We just completed replacing the roof and end gables on the pavilion giving a fresh clean look and protecting better from the rain. This was long overdue as the roof was over 25 years old. Found out an interesting fact during the repairs. Our pavilion was originally supposed to be a bowling alley in Waimea or somewhere on the north end of the Island but it never got built. The materials were stored out in the elements for 10 plus years before Leilani purchased them and required special treatment before being erected on our property. What a great find for our park.

We are always looking for suggestions for new equipment for the park. Turn any ideas you have in to the office for consideration.

NEIGHBORHOOD WATCH

by Greg Armstrong, Coordinator

We have been busy the past few months recruiting new drivers as well as re-signing some who had taken a time out. This effort has been a big success and almost all of the daytime shifts have been filled. There are still weekend evening spots open. If you are not available for a regular patrol shift we would also like to have back-up drivers to cover for regular drivers when they go on vacation.

A NW team is working on applying for a 501C3 non-profit status. Part of the requirement is having a Board of Directors which was elected at the June meeting.

The 1st Tuesday of every month a Dinner/Bingo fund raiser happens in the LCA main building. All donations from these go to the NW events fund and also towards equipment, T-shirts, etc. See the Happenings page for details.

Be sure to attend the NW monthly meeting the last Tuesday of each month, 7:00p.m in the LCA main building

MAINTENANCE

by Wymond Wilds, Vice President

My task/duty as Vice President is to supervise and direct the maintenance persons. Their task is the maintenance and upkeep of the Association's roadway system, park area, park structures and playground. They have been doing an excellent job.

Recently the BOD voted to refurbish the pavilion. New steel roofing and end gables were installed. New lights completed the project.

The Longhouse and garages have also been upgraded. Take advantage of these facilities. To you, the member, it is at no charge. Currently there are classes for yoga, hula, aerobics, Tai-Chi and others. You as a member may use all this at no charge.

AT&T UPDATE

The most recent word about AT&T co-locating on the Verizon tower in Leilani is that the whole project has been canceled. Due to corporate consolidations, management changes, lack of funding, etc., the contract is no longer being offered. We have been advised that they still will want to do it at some time in the future but the process will have to start all over.



Leilani Community Association

OFFICE HOURS: Monday - Friday 10:00 am to 3:00 pm
DAILY PARK HOURS: 7:00 AM TO 9:00 PM

NEWSLETTER

13-3441 MOKU STREET, PAHOA, HAWAII 96778, PHONE/FAX (808) 965-9555
E-mail: lca@hawaii.rr.com • Website: www.leilaniestates.org

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PRESIDENT'S MESSAGE

by Jay Bondesen, President

I'm writing this on the first day of Summer, the summer solstice, and the longest day of the year as far as sunup to sundown goes. We can't always see the sun through the clouds in Leilani but today, like most days, it's hard to beat our weather anywhere else.

It has been quiet here since the last newsletter with no threat of lava and no tropical storms making landfall. The volcano is still active up on the summit but the lava flow is a long way away. It's still early in the hurricane season so we will have to wait and see what comes our way this year.

Our community learned a few things last year while dealing with wind damage and the lava threat. We came out the other side of those emergencies with a better understanding of what we can accomplish together. I can't say it was a good experience, it wasn't, but I have a new appreciation for my neighbors and the spirit with which they met the challenge.

We have continued with infrastructure repair and just completed re-roofing the pavilion. With new roofs on both of our primary buildings now we should be good for many years to come. These buildings are the primary assets of our Association and are in use every day. Having the buildings available for members, having all paved roads, and having the expansive playground, are all part of what makes Leilani Estates the most desirable community in Puna.

Along with serving as Board members, many of us also volunteer on one or more volunteer groups. The groups primarily concerned with our community are the Community Emergency Response Team and Neighborhood Watch. These organizations meet monthly and both of them have made substantial contributions to our safety. It's unfortunate that their

services are usually performed in the background and go unnoticed because these folks all go out of their way to do things that help us all. Also, a new group was recently formed to work on Albizia eradication within the subdivision. They are having preliminary meetings and training now and will soon be out in the community.

The Albizia tree has been a problem in parts of Leilani for years and after last years wind damage the State of Hawaii has recognized it as well. New laws have been passed at the State level regarding hazard trees. Some of you reading this own one or more of these hazard trees and should look in to your obligations and possible liability. One good source for information is BIISC, the Big Island Invasive Species Committee. They are at BIISC.org and are trying to organize a broad effort to control and then eradicate Albizia. All of these groups welcome new people and can use the help.

As always, the LCA Board welcomes your comments, suggestions, and yes even complaints. We try to manage the business of the Association within the by-laws and enforce rules such as the CC&Rs and loose dog policy. This isn't always easy and it isn't always pleasant, but we recognize that all of these things together have gotten us to where we are now. For me at least the effort has been worthwhile.

AUGUST POTLUCK / IMU

- **Sunday, August 23rd** from noon to 3 pm
- Leilani Community Park

• NW & LCA will provide meat
Soft Drinks & Water will also be supplied

Bring a pot luck dish to share

- Puka Ukulele Club and The Leilani Hula Club will be providing the entertainment
- If you would like to volunteer to help, please call and leave your name/number at the office 965-9555.