

**HALE ONO LOA ASSOCIATION OF APARTMENT OWNERS
HOUSE RULES**

GENERAL RULES INCLUDING OCCUPANCY, LANAIS, COMMON AREAS

1. No Owner, Tenant or Guest shall use any portion of the common area for their exclusive use and/or purposes other than those for which the area was intended including walkways.
2. Excessive and/or noises by any Occupant(s) **(NO EXCEPTIONS)** are not permitted. The Resident Manager will enforce the following:
 - a. A **"QUIET TIME"** between the hours of 10PM and 8AM, daily. No Occupant shall make or permit any loud or disturbing noises, including that of stereo and musical instruments, in the apartments or common areas by him/herself, friends, or Tenants nor permit anything to be done by such persons that will interfere with the rights, comforts and convenience of other occupants.
 - b. Construction involving disturbing noises such as sawing tile or wood, loud hammering or pounding, using a loud compressor, etc will only be allowed in the apartments between the hours of 8AM and 6PM, Monday through Friday, and 8AM and 12 Noon on Saturday. No such construction activities are permitted on Sundays or holidays. The cutting or other construction that causes dust or odors must be done in the unit with all doors and windows closed. No construction is permitted in the common areas. The owner will inform the contractor of the requirement to sign in at the office daily. The owner hiring the contractor is responsible for having the contractor remove construction residue daily at their expense.
3. Walkways are provided for access to the pool area. **Climbing over or jumping off the retaining walls is prohibited.**
4. Cleaning and maintenance of apartments shall be accomplished at such times and in such a manner as not to interfere with other occupants' enjoyment of their own premises and/or the common area. Noise from such activities is prohibited between 10PM and 8AM.
5. Damage to the building and/or its equipment or systems resulting from improper use, negligence, or as a result of moving and/or carrying of articles therein shall be paid for by the occupant of the person responsible therefore.
6. Lanai railings shall not be used for the shaking out of items or drying of laundry, bathing suits, beach towels or other such items. Lanais are not to be used for the open storage of personal items. Items too large or bulky to be stored in apartments can be stored in areas designated by the Resident Manager. Barbecuing on lanais is permitted only with electric barbecues. **A GAS BARBECUE IS PROVIDED FOR YOUR USE IN THE POOL AREA.** Please make sure that you read the instructions before using and that you turn off the main gas valve when finished with your cooking.
7. All employees including landscapers and others have been instructed to take orders only from the Resident Manager. Do not ask him them to perform tasks. All requests must come through the Resident Manager.

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8. Apartments occupancy of 1 bedroom units is limited to a maximum of 4 individuals for **VACATION RENTALS** and is a preferred maximum of 2 for long term rentals
9. The Resident Manager may enter an apartment without prior notice in the event of an extreme emergency, i.e. **FLOODING, FIRE, ROBBERY, DEATH, ETC.**
10. No objects, especially cigarettes or matches or other items shall be thrown or swept over the lanais from the 2nd, 3rd or 4th floors.
11. Each unit is entitled to **ONE PARKING STALL**, and each Owner, Tenant, or Guest **MUST OBTAIN A PARKING PERMIT FROM THE RESIDENT MANAGER.** Such permit must be displayed as directed by the Resident Manager. Any vehicle that is not authorized or does not display the approved permit will be towed away at the expense of the Owner, Tenant or Guest.
12. To avoid personal injury and damaged vehicles, recreation activities of any sort in the driveway, elevator, stairways, lanais or other common areas are prohibited.
13. No pets, livestock, poultry, rabbits or other animals shall be allowed or kept in any part of the project.
14. The lobby is designated as a **NO SMOKING AREA.**
15. Vehicles may be washed from 9AM to Sunset at the South end of the parking lot in the area provided. Repairs to vehicles on property **ARE NOT PERMITTED EXCEPT IN CASE OF EXTREME EMERGENCY.**
16. Lockout requests made to the Resident Manager between 8AM and 5PM will result in a \$50.00 charge to the owner's account. Requests made between 5PM and 8AM will result in a \$100.00 charge to the owner's account.

POOL USE

1. The pool is for the **EXCLUSIVE USE ONLY** of Hale Ono Loa occupants and guests. The pool area is open from 9AM to 9PM daily.
2. Hale Ono Loa is a family-oriented complex and we ask that occupants and guests wear bathing suits with this in mind. There are to be no topless (females) and G-string bikinis (all sexes).
3.
 - a. No nude bathing regardless of age (**NO EXCEPTIONS**)
 - b. For hygienic reasons, children who are not toilet trained must wear protective outdoorwear.
 - c. Owners, Tenants & Guests are responsible for the safety & conduct of their family members and guests.
 - d. No screaming, pushing, running, fighting, etc. will be permitted.
 - e. Children under the age of 12 years must be, and any persons who cannot swim should be accompanied by a responsible adult or other person with swimming ability when using the pool.
 - f. **ABSOLUTELY NO GLASS IN OR AROUND THE POOL.**
 - g. The pool game "MARCO POLO" is prohibited.

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4. All persons known to be afflicted with an infectious disease, suffering from a cough, cold or sores displaying discharge shall not use the pool. Spitting or spouting water, blowing the nose in the pool, etc. is strictly prohibited.

BUILDING AND OTHER MODIFICATIONS

1. Unless the Board gives advance approval in each instance, occupants shall not install or operate on the premises any machinery or electrical apparatus not classified as a household appliance.
2. No air conditioners are to be installed without being approved at a regular Annual meeting of the Owners Associations.
3. No storage and/or use of any flammable or explosive material not classified as a household product is permitted.
4. No draperies, curtains or other material placed against any windows or doors visible from the exterior shall be of a color other than off white (unless lined with a material of similar off white color).
5. Lanai sunshades must be of light brown color and well cared for by the Owner or Tenant. The shades must be pulled up and secured at night and in the event of extremely bad weather the Resident Manager reserves the right to remove damaged or worn out shades.

NOTE: ALL VACATION GUESTS, LONG TERM TENANTS AND OWNERS WHO RENT PRIVATELY MUST RECEIVE AND SIGN FOR A COPY OF THE HALE ONO LOA "HOUSE RULES" IN ORDER THAT THEY MAY HAVE A COMPLETE UNDERSTANDING OF WHAT IS EXPECTED OF THEM BY THE RESIDENT MANAGER, MANAGING AGENT AND BOARD OF DIRECTORS.

OWNER/TENANT/GUEST: Unit number **301**

Date _____ 20____

Signature

Print Name

Dates of stay _____

Amended by the Board of Directors February 8, 2008

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