

LAE NANI CONDOMINIUM HOUSE RULES

The purpose of these HOUSE RULES is to enable all occupants of LAE NANI to enjoy the LAE NANI environment to the fullest extent possible. Amendment of these HOUSE RULES is authorized only by the LAE NANI Board of Directors.

The LAE NANI General Manager has the authority and responsibility to enforce the HOUSE RULES. All owners, occupants, tenants and their guests must observe these HOUSE RULES as well as other reasonable standards of conduct.

LAE NANI supports Federal and Hawaii legislation regarding any form of discrimination as defined in those laws. Nothing in these HOUSE RULES is intended to interfere with the rights under the law of any owner, occupant or guest.

1. Recreational Facilities

Recreational areas and facilities may be used only by registered guests occupying the unit. Registered guests may have no more than two persons per unit visiting and using the facilities.

No other persons may use recreation areas unless accompanied by a LAE NANI owner or registered guest. Non-occupant guests using the swimming pool or tennis court must be accompanied by an owner or registered guest.

Swimming Pool:

1. Pool hours: 8:00 a.m. – 10:00 p.m.
2. Children under 10 years of age must be accompanied by an adult.
3. No diving allowed.
4. No surfboards or boogie boards (only soft inflatable toys).
5. No glass or breakable containers allowed in pool area.
6. No boisterous play, loud noise or running allowed.
7. Headphones required for radios and electronic equipment.
8. Shower required before entering pool.
9. Bathing suits are required.
10. Any people with open wounds or bandages are not allowed in pool.
11. Lounges may not be reserved or taken to the sandy beach or to individual apartments.

Tennis Court:

1. Hours: 8:00 a.m. – 10:00 p.m.
2. Regular tennis shoes are required.
3. No playing on a wet court.
4. Reservations must be made at the office on the day of play.
5. Night-lights are available by special request.

2. Occupancy

1. Occupancy of each apartment is limited to two persons per bedroom plus two persons if there is a sofa bed, except when occupancy may be exceeded by members of the immediate family of the owner.
2. All apartment occupants must be registered in the LAE NANI office and given a "Parking Permit" to be displayed in all non-permanent occupant's vehicles.
3. Dogs, cats, birds, or other animals may not be allowed, kept, or fed in any part of LAE NANI. Not with standing anything to the contrary contained herein, disabled occupants may keep certified guide dogs, signal dogs, or other animals upon which they depend for assistance, and such animals shall be allowed to walk throughout the common elements while carried or on a leash.
4. Apartments may be used only as residences and not for business.
5. Owners may lease, rent or allow others to occupy their apartment but the persons occupying the apartment must abide by these HOUSE RULES. The owner or owner's agent must deliver to apartment occupants a copy of these HOUSE RULES or point out their location in the apartment.
6. For any owner who rents or gives their unit to guests when the owner will not be present, the following requirements must be followed:
 - a) The owner or the owner's agent will notify the LAE NANI General Manager the names of the renters or guests who will be using their unit and the dates of their occupancy in advance of the use.
 - b) The owner or the owner's agent will provide a copy of the current LAE NANI House Rules to the renter or guest and receive acknowledgement by the renter or guest of their receipt and acknowledgement and agreement to abide by the House Rules.
 - c) Every owner who rents or gives their unit to a guest will place a copy of the House Rules in their unit in a prominent place where all occupants may read them.
 - d) The owner or the owner's agent is responsible for checking the renter or guest into the unit regardless of the time of day and will not utilize the AOAO security personnel unless approved by the AOAO Board of Directors.
 - e) The owner will at all times keep the AOAO informed of the owner's agent on Kauai and the AOAO Staff may contact the agent to assist the renter or guest when necessary. The owner is responsible for notifying their agent of the House Rules and these procedures.
 - f) Violation of any House Rule by a renter or a guest will result in the following actions:
 - (i) First violation will result in a verbal warning by the AOAO Staff.
 - (ii) Second violation of any kind and not necessarily of the same violation will result in verbal warning to the renter or guest and a certified letter, and an email and a phone call to the owner and owner's agent by the AOAO Staff.
 - g) Noncompliance with these procedures by an owner or its agent may result in a written warning to the owner for the first offense followed by a \$100 fine for any subsequent offense.

3. Responsibilities

1. Owners and occupants are responsible for the conduct of their children to ensure that their behavior is not offensive to other occupants or damaging to any portion of LAE NANI.
2. Owners are responsible for the conduct of their renters and guests and must, upon the request of the Board of Directors, manager or the managers' designee, put an end to any condition contrary to the spirit of these HOUSE RULES.

3. Owners must keep on file with the LAE NANI General Manager, their name, signature, and current mailing address and phone number.
4. Each owner who will be absent from Hawaii for more than thirty days must designate a local representative to conduct periodic inspections of their closed apartment. The LAE NANI General Manager must be informed in writing of the representative's name, address and phone number.
5. LAE NANI employees and outside contractors are to be directed solely by the LAE NANI General Manager. During working hours, they may not be diverted to the private business or employment of any owner, occupant or guest.

4. Noise

1. Quiet hours are 10:00 p.m. – 8:00 a.m.
2. Radios, television sets, stereos, etc., must be played at reduced volume during quiet hours.
3. Residents and guests using stairwells, walkways and parking areas at night or early in the morning should keep noise to a minimum.
4. Excessive noise at any time should be avoided.

5. Buildings and Grounds

1. Textile items (Towels, bathing suits & clothing), brooms, mops, cartons and luggage may not be placed in windows, on lanais, on lanai railing, clothes drying racks or in entry areas in view from the outside of the building or another apartment.
2. Furniture placed in common areas is for use in those specific areas and may not be removed.
3. No radio or television antenna may be erected outside any apartment.
4. Landscape projects must be approved by the LAE NANI General Manager and the AOA Grounds Committee. Lanai plants must be placed in containers to prevent dripping of water.
5. No banner, sign, lettering, signals or other objects may be displayed from any location and no window exterior coverings, awning, umbrella, shade or windbreak may be installed without written approval of the Board of Directors.
6. Exterior decks lanais and entries may not be modified in appearance, nor may interior areas visible from the exterior be altered without written approval of the Board of Directors.
7. A permanent resident or owner who does not rent may have a parking space for private use, which will be marked "Reserved".
8. Keys for absentee owners' vehicles left at LAE NANI must be supplied to the LAE NANI General Manager. The Manager may designate parking locations for stored vehicles.
9. Cars may be parked or left unattended only in designated parking spaces. Vehicles must be centered in parking spaces to prevent crowded or blocking passages. Sidewalks, driveways and parking areas must not be obstructed. All vehicles parked on LAE NANI property must display a parking permit.

10. Occupants washing, cleaning or polishing vehicles must thoroughly clean the area after each use. Non-emergency repairs of motor vehicles, boats, surf boards, or other equipment is not permitted on the property.
11. Each unit owner will be guaranteed one parking space on property. Additional parking space may be available at the General Manager's Discretion.

6. Safety and Health

1. Open fires in barbecues and hibachis are prohibited.
2. Inflammable fluids, explosives or hazardous articles may not be stored in apartments or private storage lockers.
3. Fireworks are not permitted on LAE NANI property.
4. Nothing may be thrown from lanais, windows or entry decks.
5. Garbage and trash must be wrapped and placed in trash containers. Please close dumpster doors after each use.
6. Roller skates and skateboards are not permitted on LAE NANI property. Bicycles are not permitted on the grass or sidewalks.
7. Each apartment that has telephone service will keep the number on file with the LAE NANI General Manager. Each apartment must be equipped with an automatic front door closer.
8. A Watch Person on duty every night and available for call if needed (See LAE NANI phone number list by your apartment phone). It is always wise to close and lock your sliding glass doors and secure your valuables where they are not easily seen from lanais or windows at night or in your absence from the apartment.
9. LAE NANI is in compliance with the No-Smoking Law of the State of Hawaii and therefore there is no smoking in the Project except for two designated areas (ask for their locations at the AOA Office). Furthermore, for clarification, there shall be no smoking on lanais as it is against the "no smoking within 20 feet of a door, window or air vent" portion of the law. Also, for units designated no smoking units, any renters staying in the unit must refrain from smoking in the unit.

VIOLATION OF ANY HOUSE RULES ADOPTED BY THE BOARD OF DIRECTORS GIVES THE BOARD OF DIRECTORS OR THE MANAGING AGENT THE RIGHT TO:

1. **Enter the apartment in which the violation exists; put an end to and remove, at the expense of the apartment owner, the structure, thing or condition that exists contrary to the intent of these house rules; and not be guilty of trespass.**
2. **Enjoin, abate or remedy by legal proceedings, either at law or in equity, continuance of the violation and collect all attendant costs from the apartment owner.**