



December 31, 2015

Dear Homeowners,

Attached you will find the policies, protocols and forms that were discussed and approved at the December 16th Hokulani Board Meeting. These documents, as discussed at the Board Meeting, for the most part were previously approved or are clarifications and enhancements of our current Hokulani governing documents. The few substantive changes that were made will go into effect 30 days after this mailing. If you have any questions or concerns with these documents please send your comments to the Site Manager, Ken Beebe. Ken will collect the comments and present them to the Board. If the Board determines that additional changes are necessary they will be made and brought back to the Board for review and approval at the March 30, 2016 Board meeting which will follow the Annual Homeowner's Meeting.

POLICIES

1. Landscape Guidelines
2. Chemical Application Policy
3. Communications Policy
4. Website Posting Protocol
5. Tree & Pathway Lighting Policy
6. Flag, Holiday Decoration & Lighting Policy
7. Pot Criteria Policy
8. Satellite Dish Guidelines
9. Fine Policy
10. Pet Policy
11. Solar Energy Request
12. Screen Door Approved Models

FORMS

1. Homeowner Contact Form
2. Pet Application/Registration Form
3. Suggestion and Complaint Form
4. Exterior Modification Request Form and Covenants & Guidelines
5. Pavilion Reservation Form & Rules

CHARTERS

1. Elements of a Committee Charter
2. Social Committee Charter
3. Landscape Committee Charter

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LANDSCAPE GUIDELINES

1. Owners shall consult with the Site Manager to obtain prior authorization for any common area landscape modifications or alterations to ensure they are selecting plants which have been pre-approved, are appropriate for the existing conditions, and will not impose undue maintenance on the Association landscape crew. Owners may not contact the Association landscape maintenance vendor directly to initiate landscape modifications or alterations; all requests shall be directed to the Site Manager who will present to the Hokulani Landscape Committee for review and approval.
2. Plantings that are deemed unauthorized will be removed at the Owner's expense and a fine may be imposed.
3. No existing, thriving plant may be removed under normal circumstances.
4. The Association Reclaimed water system is for common area landscape exclusively. The Hokulani potable water System is not to be used for landscaping of any kind.
5. Owners are not allowed to tap in to the Association water for private use. Do not tap into the Association Irrigation System to water plants on your lanai without prior approval.
6. Owners must consider the impact their request may have on their neighbors. They may need written consent from their neighbor(s) in some instances.
7. Requests should conform and be congruent with the overall landscape plan on the property.
8. Owners are responsible for the cost to purchase and install additional approved plants. Financial arrangements for this situation should be handled directly between the Homeowner and the Authorized Landscape Contractor.
9. Owners understand the review and approval of landscape modification or alteration requests may take up to ten business days. In addition, approved plants will be installed when time permits.
10. The Association retains the right to remove any plants installed under these rules, for any reason.
11. Plants that will not be considered but will not be limited to, include:
 - a. Cactus
 - b. Fruit trees
 - c. Vegetables
 - d. Roses
 - e. Poisonous plants

Hokulani Golf Villas currently authorizes three landscape companies, Island Plant, Jamie Tamanaha Landscape Design and East West Gardens. Homeowners are discouraged from performing landscape modifications. However, if a homeowner wants to perform the modification themselves, it will require a detailed plan included with this request as well as a post installation inspection to ensure that the Hokulani landscape standards are met.

Adopted by the Hokulani Golf Villas Board of Directors on December 16, 2015.

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CHEMICAL APPLICATION POLICY

Introduction:

Hokulani Golf Villas AOA has engaged a landscape maintenance contractor to maintain the landscape in the development. The terms of the contract require the contractor to apply certain chemicals to control insect infestations, lawn weeds, snails and slugs, and the application of fertilizers to maintain the health of the landscape plants, shrubs and trees. The contract specifies that the contractor carry General Liability Insurance as well as maintain such licenses and permits or other requirements as required by government regulations.

The Association recognizes that certain homeowners and their family members and guests may have medical conditions which make them sensitive to the chemicals applied by the landscape contractor in performance of the landscape maintenance duties under the contract. In the interest of protecting the health of these individual residents the Association has established the following protocol for notification of the application of chemical products.

Responsibilities and Notification Procedures:

1. Homeowners are responsible for notifying the Site Manager that they would like to be notified when chemicals will be applied in the development. The Site Manager will add these homeowners to a Spraying Notification List. Notification will be via email. Homeowners who do not have an email address should contact the Site Manager to make other notification arrangements.
2. The Site Manager will maintain a list of chemicals used by the landscape contractor and will provide such list to the homeowners upon request to view at the Site Manager's office.
3. Application of chemicals, particularly those that are sprayed are subject to climatic conditions such as wind and rain. Planned spraying activities may not be conducted on the date originally planned due to unfavorable application conditions.
4. The Site Manager will notify all homeowners on the Spraying Notification List when landscape chemicals are scheduled to be applied in the Development. Efforts will be made to provide more specific information to individual homeowners depending on climatic conditions such as wind and rain and other planned landscape activities.

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COMMUNICATIONS POLICY

The intent of this policy is to define the communication protocol to be used by the HOA Board of Directors, Managing Agent, Site Manager and Board Sub-Committees, to avoid miscommunications.

As much as is reasonably practical communications to owners and residents should come from the Management Company or Site Manager. Approved Board or Sub-Committee communications would typically be forwarded to the Management Company or Site Manager for distribution to Homeowners or Vendors.

Sub-Committee members serve at the pleasure of the Board. Each Sub-Committee should have a Board Member Sponsor. Typically, communications from a Sub-Committee need to be between the committee and the Board with a copy to the Site Manager. When a Sub-Committee feels the need to communicate with the Homeowners as a group the communication should be approved by the Board Member Sponsor and sent to the Site Manager or Managing Agent for distribution as appropriate. Sub-Committees have no spending authorization unless a specific dollar amount has been pre-approved by the Board.

Hawaiiana Management Company is the designated and contracted agent for the Associations daily affairs with their duties and responsibilities detailed in their contract with the Association. The Site Manager is an employee of Hokulani Golf Villas AOOU and takes direction from the Board. All drafts of communications via the website or newsletter should be reviewed by the Management Company and approved by the Board of Directors prior to distribution.

The Site Manager will have a designated Board Liaison.

As much as is reasonably practical all Homeowner issues such as; Requests, Complaints, etc. should start and end with the Site Manager who will engage the appropriate people to help resolve the issue. Once the issue is resolved the Site Manager will respond with the appropriate communication to the respective homeowner.

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WEBSITE POSTING PROTOCOL

The goal of the website is to communicate with our current owners and provide an easily accessible location for community information.

Information that offers transparency to the homeowners regarding the Association's business dealings and are not of a personal or confidential nature should be made available on the Hokulani Golf Villa's, password protected, website. This information should include but not be limited to:

Board meeting minutes/Agendas
CC &R's
Rules and Regulations
Policies and Procedures
Emergency Contact Information
Current Approved Budget
Event Calendar

Only general information about the community, i.e. number of units, community photos, Site Manager's contact information and location should be available to the public.

Permission to post to the website must be requested in writing to the Site Manager and approved by the Board of Directors. The Managing Agent or Site Manager shall arrange for all Board approved postings.

What should be included on the website?

The basics. In order to provide a positive web image and assure return visits from members, the following are must-have features:

- Attractive look and feel, including an HOA logo and matching color scheme. This look should permeate all pages and features throughout the site.
- One or more public pages including features like driving directions, weather updates, garage sales, service directories, homes for sale etc. The public pages should include photos (of the entrance, and amenities, for example), links (schools, utilities), and text (history, basic facts about the community) that outsiders find enticing.
- Private pages with content for existing members. These pages are often grouped functionally, such as "social" (pool, tennis, ladies club) "finance" (budget, payment schedules), and "grounds".
- Management and association info, including contact links (for the manager, board members) and printable documents (bylaws, variance approval forms).
- Basic communications tools such as a resident directory, mailbox administration, and centrally maintained mailing lists.
- A community calendar, including links to detail information on the events.

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TREE AND PATHWAY LIGHTING POLICY

Tree Lights should be spot not flood and the casing should be metal not resin.

Lights should not be installed in ground cover so that they do not interfere or inhibit routine landscape maintenance. Path lights are not allowed in the front. Lighting is allowed only along the side of the driveway and along paths. They should not be offensive to adjacent properties. Damage caused to irrigation or landscape will be the responsibility of the home owner.

Homeowners are responsible for removal or replacement of bulbs or fixtures as needed to keep them in good operating order and to maintain reasonable visual appearance. If you are absent from the community for extended periods of time, you may need to remove the lights to ensure that you abide by the regulations.

You will need to submit a modification request providing a picture of the light(s) and location(s).

Please note that the association will not be responsible for any lights damaged by the landscape maintenance crew.

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FLAG, HOLIDAY DECORATION AND LIGHTING POLICY

Flag Holders, Flagpoles and Flags

- A. All flags shall be displayed on appropriate poles or holders. Only flags made of woven material and of dimensions not to exceed 4' X 6' are allowed. Flags shall not be illuminated with exterior lighting. Flags shall only be displayed between sunrise and sunset.
- B. A single, removable American Flag flown on a holder mounted to the residence or support pillar shall not require Design Committee approval. The top of the flag shall not extend above the ridge of the roof or drag/touch any solid surface or ground.
- C. All homeowners are required to comply with the United States Code, specifically Chapter 1 Title 4.

Holiday Decorations

- A. Decorations for holidays or special occasions are exempt and need no approval, provided they are not constructed or applied sooner than fifteen (15) days before the event and are removed within fifteen (15) days after the event,
- B. All other decorations that are visible from the street or neighboring property require Design Committee approval.

Lighting

- A. Except for traditional holiday decorative lights, which may be displayed between Thanksgiving and January 10th only, no temporary or permanent exterior lights shall be installed without prior written approval of the Board of Directors.

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POT CRITERIA POLICY

The maximum total number of pots allowed is six. If the homeowner chooses to use pots to screen for privacy, they may exceed six by submitting a modification request and getting approval.

1. Pots are to be ceramic, clay, resin or other acceptable permanent material.
2. If the owner is absent for an extended period of time and the plant will not be irrigated the plant should be removed. Dead plants should be immediately removed.
3. Pots should be placed or adequately secured to remain stable during gusty winds.
4. If you want to add drip lines to the pots, you must submit a modification request to the Site Manager.
5. If the pot is installed on the lanai it must have a drip tray.
6. Cages to contain a plant in the pots are not allowed.

The association is not responsible for any damage incurred resulting from maintenance or any other required association services.

The association board reserves the right to require homeowners to remove or modify pots if it is determined that they detract from the overall look of the development.

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SATELLITE DISH GUIDELINES

Less than 1m (39.37") in diameter

The OTARD (Over-the-Air Reception Devices Rule) rule prohibits most restrictions that: (1) unreasonably delay or prevent installation, maintenance or use; (2) unreasonably increase the cost of installation, maintenance or use; or (3) preclude reception of an acceptable quality signal.

1. The dish should be shielded from other units and common areas to the maximum extent feasible.
2. The dish should be painted to match surface where mounted, for example, house color if attached to exterior wall.
3. Exposed/exterior cable should be painted to match wall and should be limited to the shortest possible length.
4. All liability and maintenance is the responsibility of the owner.
5. If removed the owner is responsible for returning the landscape, structure, etc. back to its original condition.
6. The dish cannot be attached to the roof unless that is the only location where adequate signal can be accessed.

1m or greater

1. The dish may not be visible from any other units or common areas, nor should the dish be visible from the golf course. Exceptions may apply and are at the discretion of the Board.
2. The cable must be buried so as not to interfere with any landscape maintenance or repairs. Prior approval from landscape committee required.
3. Any landscape modifications require review and approval from the landscape committee. The landscape must be congruent and conform to the surrounding landscape.
4. All liability and maintenance is the responsibility of the owner.
5. Screening as approved must always be maintained so as to prevent visibility of the dish.
6. If removed the owner is responsible for returning the landscape, structure, etc. back to its original condition.
7. Only one satellite dish system per unit.

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I. AMOUNT OF FINES

- A. Individual Offense - for a discrete act or occurrence that does not continue day after day.
 - First offense - a written citation or documented verbal warning given or sent to owner requesting change and compliance and warning of fine for noncompliance.
 - Second violation for same offense - a written citation or documented verbal warning given or sent to the owner and a \$100.00 fine assessed against the owner.
 - Third violation for same offense - a written citation or documented verbal warning given or sent to the owner and a \$200.00 fine assessed against the owner.
 - Fourth and subsequent violations for same offense - a written citation or documented verbal warning given or sent to the owner and a \$300.00 fine assessed against the owner for each violation.
- B. Continuing Offenses - for offenses that continue day after day.
 - Step One - A written citation or documented verbal warning given or sent to the owner to comply within stated time frame and warning of fine for untimely noncompliance.
 - Noncompliance within time frame of above written citation – a written citation or documented verbal warning given or sent to the owner and a fine assessed against the owner of up to \$250.00 per day until remedied.
- C. Violation of minimum rental period (six months).
 - First offense - a written citation or documented verbal warning given or sent to the owner.
 - Second and subsequent offenses - a written citation or documented verbal warning given or sent to the owner and a minimum \$10,000.00 per week fine or other amount as determined by the Board assessed against the owner for each additional violation.
- D. Immediate Fine Offense - an offense requiring immediate correction.
 - Property Damage.
 - Broken glass in pool prompting immediate drainage.
 - Riding gas powered vehicle on landscaped property.
 - Violation amount to be determined by Board for each offense.

II. CITATIONS

Each citation issued shall briefly describe the nature of the violation, date of the violation, lot number, and name of parties involved and deadline for compliance. The original citation shall be sent to the owner at the address of record.

III. PAYMENT OF FINES & LIABILITY

Unless appealed as permitted below, the owner must pay a fine to the Association within thirty (30) days of the citation and assessment of the fine. If the owner fails to pay or appeal a fine within thirty (30) days after the fine is assessed, the fine shall be deemed a common expense chargeable against the owner's account. The Association may file a lien against the owner's property for unpaid fines and may collect unpaid fines under the procedures provided in the governing documents for collection of

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delinquent assessments. The owner shall also be assessed a late fee of five percent (5%) of the unpaid amount if not paid within fifteen (15) days of its due date, unless the Board votes to suspend or cancel the fine(s).

IV. APPEAL OF FINES

This Fine Policy allows an appeal to the board of the fine with notice and an opportunity to be heard and providing that the fine has been paid, the unit owner shall have the right to initiate a dispute resolution process as provided by sections 514B-161, 514B-162, or by filing a request for an administrative hearing under a pilot program administered by the department of commerce and consumer affairs.

V. MISCELLANEOUS

This schedule of fines shall be sent to all owners of the Association and shall be attached as an exhibit to the Association's rules and regulations. The Board reserves the right to establish a new schedule of fines at any time.

Nothing contained in the resolution shall be interpreted to prevent or delay the Board, Managing Agent or Site Manager from enjoining, abating, recovering or removing or remedying any violation or breach which may impair or in any way affect the value or safety of the Subdivision or the use, enjoyment, safety or health of any owner.

- A fine of \$100.00 shall be imposed for failure to provide annual proof of termite inspection.
- A fine of \$100.00 shall be imposed for failure to return an annual homeowner/renter resident information form.

The Board may delegate its authority to the Association's Managing Agent/Site Manager to issue citations and impose fines.

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PET POLICY

A. Screening/Registration

Pet owners must complete a Pet Application and registration form before occupying the apartment.

- If the pet is either a dog or a cat, a current photograph should be attached.

B. Permissible Pets

- Dogs, number allowed: 2
- Cats, number allowed: 2
- Rabbits, number allowed: 2
- Birds, number allowed: 2
- Caged animals (turtles, guinea pigs, lizards, rodents) INDOOR ONLY

C. Restrictions

- Pets shall not be kept, bred or used for any commercial purpose.
- Pets must be confined to the pet owner's limited common area, must not be allowed to roam free and may not be tied unattended in any common area.
- Pets in transit are to be carried, restrained by a leash or placed in any animal carrier.
- Persons who walk pets are responsible for immediately cleaning up after the animal, and discarding securely bagged pet droppings in designated trash areas only.
- Pet owners are responsible for any damage to the common elements caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.
- No pet shall be allowed to become a nuisance or create any unreasonable disturbance.
- Examples of nuisance type behavior for the purposes of this paragraph are:
 - Personal injury or property damage caused by unruly behavior.
 - Pets "who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for ¼ hour or more to the disturbance of any person at any time of day or night...."as per Revised City & County Ordinance 90-55.
 - Pets in common areas who are not under the complete control of a responsible human companion, and on a short hand-held leash or in a pet carrier.
 - Animals that relieve themselves on walls or floors of common elements
 - Animals that exhibit aggressive or vicious behavior.
 - Pets that are conspicuously unclean or parasite infested.
 - Feeding, caring for, or otherwise aiding stray animals is prohibited. Likewise, residents are prohibited from feeding wild birds from their lanai or in common areas. Injured or stray animals shall be reported to the Maui Humane Society for pick up.
- Owners and tenants are responsible for visiting pets, which are subject to the same restrictions as resident pets.
- Pet owners shall indemnify the Association and hold it harmless against loss or liability of any kind arising from their pet(s).

D. Enforcement

Any owner, resident or managing agent personnel, observing an infraction of any of these Rules shall notify the Site Manager in writing by using the approved form located on the community website, www.hokulanigolfvillas.org

- If the complaint is not satisfied voluntarily, it must be put in writing, signed and presented to the Managing Agent.
- If the Board is in agreement with such complaints, the pet owner will receive written notice of the violation.
- If upon two (2) violations(s) the problem is unresolved, arrangements will be made for a hearing. (At the Board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.) the Board of Directors may require the permanent removal of any pet, if such pet is determined by the Board to be a nuisance or a danger to the project and its residents.
- If so determined, the pet owner will have fifteen (15) days to remove the pet from the premises. The Board of Directors also has the authority to assess and collect fines for violations of the House Rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

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PAVILION RULES

- The Hokulani Golf Villas pavilion is reserved on a “first come, first serve” basis. No Holiday reservations. See Holiday list below.
- The resident/owner whose name appears on the Reservation Form must be on the Hokulani Golf Villas pavilion premises at all times during the function.
- The resident is responsible for any damage incurred by, and for the conduct of, their guests and their dependents.
- **NO GLASS OF ANY KIND IS ALLOWED INSIDE THE POOL AREA. THIS INCLUDES BUT IS NOT LIMITED TO BEVERAGE CONTAINERS, DRINKING GLASSES, PLATES, BOWLS, AND SERVING DISHES. VIOLATORS WILL BE FINED ONE HUNDRED DOLLARS (\$100.00) PER OFFENSE AND ANY ADDITIONAL CHARGES FOR CLEANING OR MAINTENANCE OF THE AREA**
- Permission for function preparations prior to the function is at the discretion of the Site Manager.
- Pavilion furniture, fixtures, and appliances will be used only for their intended purpose and may not be removed from the Hokulani Golf Villas pavilion. The resident will be charged for missing and damaged items.
- If alcoholic beverages are to be served, additional insurance needs to be procured naming Hokulani Golf Villas additional insured.
- Parking is restricted to marked parking spaces in the pavilion/pool lot only.
- Fireworks and pets are prohibited.
- Playing of music both recorded and live, is restricted to the pavilion.
- Loud playing of music is strictly prohibited. If the sound disturbs nearby residents, the sound is too loud. The quiet enjoyment of residents’ is a priority. Community quiet hours are 10:00 PM to 8:00 AM daily.
- All persons shall comply with the requests of the Site Manager regarding matters of personal conduct in the Hokulani Golf Villas pavilion and common property.
- No decorations shall be stapled or nailed onto any part of the Hokulani Golf Villas pavilion interior or exterior.
- Use of the facility is restricted to Hokulani Golf Villas residents and their guests.
- Infants must wear water proof diapers when in the pool area.
- The pavilion facilities may not be used for fundraising or commercial reasons.
- The pavilion is not available for reservations during the following holidays: New Year’s Eve, New Year’s Day, Martin Luther King Jr. Day, President’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Eve and Christmas Day.

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ELEMENTS OF A COMMITTEE CHARTER

An ideal board committee charter should include:

1. The committee's charge or mission statement. This statement should define the committee's purpose, primary goals, and objectives.
2. Authority and responsibilities of the committee. This should clarify how members will work together to fulfill the goals and objectives of the committee as a whole.
3. Board composition, including guidelines for appointing committee members, the committee chair, and the committee officers. This should address any professional staff relationships, for example, if the chief financial officer and a designee will be staff to the finance committee.
4. When and how committee meetings will be held, how the meeting agendas will be handled, and how meeting minutes will be drafted, reviewed, and approved. This should include a quorum requirement for meetings.

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SOCIAL COMMITTEE CHARTER

Duties: The purpose of the committee is to make recommendations regarding Hokulani Golf Villas social activities to the Board to raise community involvement in order to keep a harmonious homeowners association.

Members: The Committee will be made up of homeowner volunteers. The Committee will consist of a minimum of one (1) member and not more than five (5) members. Members will be appointed by the Board of Directors for a term of one (1) year.

Schedule: The schedule of all committee activities and meetings will be defined by the committee chair and its members. It is the responsibility of the committee chair or a designee to keep appropriate minutes. The report submitted to the Board each month should fulfill the requirements of minutes.

Term: Members will serve on the Committee for a term on one (1) year. Members may choose to resign so long as their request for resignation is received by the Site Manager, in writing.

Structure: The Board of Directors will appoint a Committee Chair. The Chair will prepare agenda items and facilitate its meetings. A Co-Chair will be elected to assist in the absence of the Chair. Ultimately, the committee works on behalf of the community and reports to the Board of Directors.

Participation: Members are encouraged to attend committee meetings. If a member is unable to meet the obligations of the committee, the member will be removed from the committee and another homeowner will be appointed. The remaining committee members may remove a member from the committee after three (3) absences in a twelve (12) month time period.

Responsibilities: The Committee's responsibility will be to review, evaluate and make specific recommendations to the Board for the following areas:

- Review and make recommendations for all social requests from homeowners.
- Schedule and coordinate Board approved social projects.
- Work with the Site Manager to promote social projects through our community website

Reporting: The Chair shall prepare a short summary of committee activities for the HOA website each quarter.

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LANDSCAPE COMMITTEE CHARTER

Committee Purpose:

Enhance the attractiveness of Hokulani Golf Villas as a premier South Maui community through management of the community's landscaping investment.

Governance:

1. The committee operates with delegated authority from the Board to represent its interest in property landscape management.
2. Committee members are appointed by the Board.
3. The committee consists of a maximum of five members.
4. Meetings are held as required, but no less frequently than monthly.
5. The Board may, in its sole discretion, delegate to the committee expenditure approvals up to a specified amount.

Duties and Responsibilities:

Landscape Contractor Management:

1. Manage jointly with the Site Manager
 - a. Landscape maintenance expenses to approved budgets.
 - b. All contractors engaged to execute the required work.
2. Assist the Board, Site manager and Managing Agent in:
 - a. Preparing bid specifications for landscape contracts including contractor qualification.
 - b. Soliciting bids from qualified contractors in conjunction with the Managing Agent.
 - c. Assessing contractor bids, terms and conditions in conjunction with the Managing Agent and Site Manager.
3. Prepare landscape refurbishment proposals required to maintain the value of the landscape investment:
 - a. Submit a broad description of the proposed work, Association benefits, and required funding to the Board for approval.
 - b. After Board approval, prioritize sub-projects and manage contractor implementation to approved budget amounts.
 - c. Develop and implement processes and systems to track reported maintenance issues and assess the performance of the landscape contractor.
 - d. Jointly with the Site Manager analyze ongoing irrigation water usage and initiate corrective action where required to minimize it.

Owner Communications:

Jointly with the Site Manager:

- a. Establish and implement processes to respond to owner concerns with specific landscape issues.
- b. Maintain open communications with owners to provide information about landscape maintenance matters. This includes, but is not limited to, individual owner and owner group discussions, emails and forums, and informational articles in the monthly Association newsletter.

Landscape Plans and Operations:

1. Jointly with the Site Manager manage the landscape contractor engaged by the Board to assure that contract terms and conditions are met.
2. Prepare landscape plans for new homes and obtain owner and builder's landscape contractor agreement.
 - a. Be an advocate for the new homeowner in the preparation and execution of each plan.
 - b. Evaluate contractor's execution of each plan prior to accepting ongoing maintenance responsibility by the Association.
3. Jointly with the Site Manager establish and maintain effective working relationships with the builder and his agents, contractors engaged to perform landscape, irrigation system, and grounds work, Maui Nui Golf Course, Maui County Wastewater Treatment Plant management, and other organizations necessary to achieve the committee's purpose.
4. Update and maintain plans and reference materials, such as the underground landscape irrigation map, required for effective present and future landscape management.
5. Assist the Managing Agent and Site Manager in reconciliation of landscape contractor invoices.
6. Other landscape management tasks which may be assigned by the Board.

Reporting:

The Chair may prepare a short summary of committee activities for the HOA website each quarter.

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Pool Rules and Information

1. The Pool and Recreation Center is a non-smoking environment.
2. Food is allowed in the kitchen area, but not in or around the pool or spa.
3. No glass or breakable items are allowed around the pool or spa.
4. Please shower and remove sand before entering the pool or spa.
5. No horseplay, screaming, running, diving or pushing is allowed. Offenders will be asked to leave the pool.
6. No pets are allowed in the pool, recreation or spa area.
7. People using the kitchen area are responsible for cleaning up after themselves. For larger gatherings see the Site Manager.
8. Large flotation devices are not permitted. Swimming aids may be used for safety reasons but may not inhibit the safety or enjoyment of others.
9. Appropriate swim attire is required. Diapers are not permitted unless protected by a waterproof covering. It is dangerous for infants and young children in the spa.
10. Persons with infectious or communicable diseases or open wounds are not permitted in the pool or spa.
11. Women who are or might be pregnant should seek physician's advice before using the spa.
12. Children and non-swimmers must be accompanied by a responsible adult.
13. Spitting, spouting water, blowing of the nose or discharge of bodily waste are strictly prohibited.
14. Please respect the rights of other owners and guests who use the pool.
15. People who choose to violate these pool regulations will be asked to leave the recreation center.
16. The pool shall be immediately closed for cleaning in the event of an accidental human discharge. The pool will open again when it is safe for swimming. Report all incidents to the Site Manager - 808-268-6485 (cell).

Pool and Spa Hours:

Sunday – Thursday: 8:00am to 9:00 pm

Friday & Saturday: 8:00am to 10:00pm

1/6/2012

COVENANTS AND GUIDELINES FOR LANDSCAPE MODIFICATION

1. Owners shall consult with the Hokulani Golf Villas Site Manager and the Board of Directors to obtain prior authorization for any common area landscape modifications or alterations to ensure they are selecting plants which have been pre-approved, are appropriate for the existing conditions, and will not impose undue maintenance on the Association landscape crew.
Owners may not contact the Association landscape maintenance vendor directly to initiate landscape modifications or alterations; all requests shall be directed to the Site Manager.
2. Plantings that are deemed unauthorized will be removed at the Owner's expense and a fine may be imposed.
3. No existing, thriving plant may be removed under normal circumstances, unless it poses a threat to the environment.
4. The Association irrigation system may not be altered to supplement extra water required for the new plants. The Association water is for the common area landscape exclusively; Owner's are not allowed to tap in to the Association water for private use. If unauthorized use of the common area water is discovered, a fine will be imposed and charged to the Unit Owner.
5. Owners must consider the impact their request may have on their neighbors. They may need written consent from their neighbor(s) in some instances.
6. Requests should conform and be congruent with the overall landscape plan on the property.
7. Owners are responsible for the cost to purchase and install additional approved plants. The Owners shall also be responsible for any additional expense for special care for the plants such as fertilization, herbicide and trimming the plants.
8. Owners shall pay in advance by check, the amount estimated to carry out the landscape addition/modification. Checks should be made payable to the Hokulani Golf Villas AOA and submitted to the Site Manager.
9. Owners understand the review and approval of landscape modification or alteration requests may take up to ten business days. In addition, approved plants will be installed when time permits.
10. The Association retains the right to remove any plants installed under these rules, for any reason. The Association will not replace any plants that are unhealthy, damaged, or dead, that have been planted under this program.
11. Plants that will not be considered but will not be limited to, include:
 - a) Cactus
 - b) Fruit trees
 - c) Vegetables
 - d) Roses
 - e) Poisonous plants, such as Oleander

1/1/2015