

HOUSE RULES

1. The purposes of these Rules and Regulations ("House Rules") are to promote harmonious and enjoyable living among all residents, occupants and guests at KAHANA REEF condominium project; to maintain, protect and enhance the reputation of a highly desirable property for both short and long-term residents; and to protect all residents from annoyance and nuisance caused by the improper and unreasonable use of the apartments and the Project's common elements (as such common elements are defined in the Project's Declaration of Horizontal Property Regime).

These House Rules may be amended by the Project's Board of Directors (the Board"), as provided in the Bylaws of the Association of Apartment Owners (the "AOAO"). Any suggestions for changes shall be delivered in writing to the Managing Agent/Manager for transmittal to the Board.

The full authority and responsibility of enforcing these House Rules is the AOAO Board and/or the Project's Managing Agent/Manager/Designee may delegate rules.

ALL OWNERS, OCCUPANTS, TENANTS AND THEIR GUESTS
SHALL BE BOUND BY THESE HOUSE RULES AND BY
REASONABLE STANDARDS OF CONDUCT WHETHER COVERED
BY THESE RULES OR NOT.

I. OCCUPANCY

The owner, renter or lessee of the apartment is responsible for the conduct of all persons occupying the apartment and their guests, ensuring that their behavior is neither offensive to others nor damaging to any portion of the Project, including all the common elements.

1. The Managing Agent/Manager is to be provided with a pass key to every apartment within the Project. In case of emergency, they may enter any building or apartment, as they may deem necessary; in such case, they shall promptly notify the owner and occupant of the reason and result of such entry.

2. Occupancy is limited to not more than two persons per bedroom and two persons in the living area in each apartment, except those members of the immediate family of the owner may exceed this occupancy.

II. COMMON AREAS, ENTRANCES AND LANAIS

1. The sidewalks, passages, stairways and corridors of the building and project must not be obstructed or used for any purposes other than ingress and egress. No shelves, laundry, dry cleaning, baby strollers, shoe racks or other items, shall be allowed to remain in view at the front entrance of any apartment.
2. Only appropriate patio furniture, in good repair, minimal accessories in good taste and plants shall be placed on lanais. Any items deemed unsightly by the Board or the Managing Agent/Manager shall be removed upon the request of the Managing Agent/Manager. Lanais are not to be used for the purpose of storage of articles of any kind.
3. Properly hung beach towels and bathing apparel are allowed on lanais. Clothing, brooms, mops, cartons, and other objects shall not be placed on lanais or passages or in or on windows so as to be in view from outside the building or from any other apartment. Nothing shall be hung over lanai's railings.
4. All plants shall be placed in containers to prevent the dripping of water onto other apartments or the common elements.
5. Nothing shall be released or thrown from lanais, windows or entrance balconies. The throwing of firecrackers from lanais and the explosion of any fireworks anywhere on the Project grounds or within any building are prohibited. No rugs or other objects shall be dusted or shaken from any lanais or balconies.

6. All house hold garbage should be bagged or wrapped and placed in the appropriate garbage dumpster located at the north end of the property. Cartons and containers are to be flattened prior to disposing of them in the trash dumpster.
7. No fires or barbecuing will be permitted on any apartment lanais.
8. Damages to common elements shall be surveyed by the Managing Agent/Manager and the costs of repair or replacement may be assessed by the Board against the person(s) responsible.

III. PARKING AREAS

1. Each apartment is entitled to one parking space. Parking permits are required of all vehicles of guests and residents.
2. Minor vehicular repairs done on the parking lot are to be completed during the day. Vehicles may not be left upon jacks overnight. Owner is responsible for any cleanup of property. Managing Agent/Manager may charge owner for cost of any cleanup of property if not done.

IV. NOISE

1. Each occupant is to avoid excessive noise of any type at any time and is to consider the welfare of other residents at all times. Quiet time is from 10:00 p.m. to 8:00 a.m.
2. Construction and/or maintenance work is permitted in the Apartments between 8:00 a.m. and 5:00 p.m. Monday through Saturday (except in an emergency). Only quiet work on Sundays is permitted. Carpet cleaning excessive noise is not permitted before 8:00 a.m. or after 5:00 p.m.

3. All radios, TV, Stereos, or musical instruments must be played at a volume so as not offend other residents. Caution should be used when talking on cell phone on lanais or hallways during quiet time.
4. The noise of entering and/or departing occupants, particularly night, shall be kept at a minimum.
5. Running and playing in the corridors is not permitted. Skateboards and scooters are not allowed to be used on the property.

V. BUILDING MODIFICATIONS

Guidelines for construction work associated with the modification or upgrade of apartment interiors are defined in the "Kahana Reef Construction policy for Apartment Interiors Modifications", which is available in the AOA office. Owners are expected to assure that work performed by them or their contractors are in accordance with this policy.

1. No radio or TV antenna shall be erected or maintained outside the physical confines of an apartment.
2. No projections shall extend through any door or window opening or beyond the exterior face of the building.
3. No mirrors foil, or any reflective material(s) shall be placed in windows so as to change the appearance of the apartment from the outside.
4. Screen doors are to be regularly cleaned. Screen door color is limited to brown or black.

VI SWIMMING POOL

1. Use of the swimming pool shall be limited to apartment owners and their lessees or renters and members of their family and guests. (Use of the pool by guests shall be limited to a reasonable number).

2. Pool hours are from 8:30 a.m., to 8:00 p.m. Children twelve (12) years of age or under shall be supervised and accompanied by a parent or other adult
3. No eating or drinking shall be permitted in the swimming pool.
4. No large mats or large floatation devices shall be used in the pool.
5. All posted swimming pool regulations must be followed.
6. No glass bottles, drinking glasses, dishes or any glass items are allowed in the swimming pool area.

VII

GENERAL PROVISIONS

1. Furniture placed in common areas is for use in those specific areas and must not be removed therefrom.
2. Feeding of birds is prohibited.
3. The Board from time to time may post special safety or other rules governing the use of swimming pool, walkways and other common areas. The Board's posted rules shall be considered extensions of these House Rules.
4. Walking or sitting on the seawall is not permitted.
5. Laundry Room hours are from 8:00 a.m. to 6:30 p.m. Please try to have last load in washer by 5:00 p.m.
6. Emergency situations can develop as a result of natural phenomena such as hurricanes or tsunamis. Occupants are strongly advised to consult the Disaster Preparedness section of the local telephone book for information and instructions on how to prepare for and respond to emergency situations.

7. The obligations and liability of each owner under these House Rules shall be joint and several. Notwithstanding any failure by the Board or Managing Agent/Manager to insist upon the strict performance or adherence to these House Rules, each shall each have the right thereafter to insist upon enforcement of any and all of the provisions of these House Rules. The provisions of these House Rules shall be deemed independent and severable, and the invalidity or unenforceability of any one provision shall not affect the validity or enforceability of any other provision of these House Rules.
8. Enforceability of these Rules is provided for in the Bylaws of Kahana Reef.