

ASSOCIATION OF APARTMENT OWNERS OF MAUI VISTA

HOUSE RULES Revised April 25, 2016

The purpose of these administrative rules and regulations is to protect all of the residents of Maui Vista, hereinafter called the "Project," from annoyance and nuisance caused by improper use of the apartments or the common elements in the complex and also to protect the reputation and desirability of Maui Vista by providing maximum enjoyment of the Project.

The full authority and responsibility of enforcing these rules reside in the Board of Directors of the Association of Apartment Owners, hereinafter called the "Board." The Board may delegate that authority and responsibility to a Managing Agent and/or Manager. All owners, their families, tenants, employees and any other persons using the Project on their behalf, shall be bound by these rules and by standards of reasonable conduct whether covered by these rules or not.

1. Occupancy

These rules are subject to the Declaration of Horizontal Property Regime, By-Laws and other related documents of the Project.

(A) An apartment shall be used only as a residence and shall not be used for business or other purposes. No trade or business of any kind may be conducted in or from any residential apartment except that an owner or occupant residing in an apartment may conduct such business activity within the apartment so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the apartment; (b) the business activity conforms to all zoning requirements for the property; (c) the business activity does not involve persons coming onto the condominium property who do not reside in the condominium; (d) the business activity does not increase the liability or casualty insurance obligation or premium of the Association; and (e) the business activity is consistent with the residential character of the Association and does not constitute a nuisance or hazardous or offensive use, as may be determined in the sole discretion of the Board of Directors. Child care as described in the attached Family Child Care Home Policy will be permitted only as described in that Policy.

The terms "business" and "trade," as used in this provision, shall be construed to have their ordinary generally accepted meaning and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involve the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether (i) such activity is engaged in full- or part-time; (ii) such activity is intended to or does generate a profit; and (iii) a license is required therefore.

(B) An absentee owner, at his expense, should have an agent, friend or maid conduct periodic inspections of a closed apartment, assuming responsibility for the contents thereof.

(C) No animals whatsoever (including dogs, cats, birds and other animals commonly accepted as household pets, shall be allowed to reside in any unit; however, any animal that a medical professional documents as needed by its owner is allowed to reside in any/all residential environments. (Chapter 515, Hawaii Revised Statutes).

(D) Owners shall maintain a level of civility at all times, refraining from using any form of bullying or offensive behavior toward guests, owners, or staff and ensure behavior is neither offensive nor intimidating to occupants or staff.

- (E) Owners shall be responsible for guests and contractors to ensure no damage or abuse to any portion of the common elements. Costs of damage will be the responsibility of the apartment owner.
- (F) No loitering or recreational activities are permitted in corridors, elevators, or parking lots.
- (G) The Manager will retain a passkey to each apartment for emergency entry, access for maintenance, or protection of the common elements or another apartment. If apartment lock is changed, the Manager must be given a duplicate key. In the event an additional deadbolt lock is installed, the Manager must also be provided a copy of the deadbolt key.
- (H) All damage to the buildings, caused by the moving and carrying of articles therein, shall be the responsibility of the owner and occupant causing such damage. Any damage to the property of others, including the common elements, resulting from misuse of the Project's facilities, of any nature or character whatsoever, shall be paid for by the owner of the apartment in which the person(s) responsible for such misuse reside(s).

2. Non-Owner Occupancy

- (A) Subject to the terms of his Apartment Deed and the governing documents of the Association, an apartment owner may lease or rent his apartment to other persons or make it available to friends, but the person or persons leasing, renting or living in the apartment shall abide by the By-Laws of the Association and these rules.
- (B) Each unit owner shall be responsible for the conduct of any lessee, renter or guest.
- (C) Each apartment owner shall be responsible for designating a local agent residing on the Island of Maui, to represent his interest if his residence is not on Maui, or, if he resides on Maui and will be absent from Maui for more than thirty (30) days. In such circumstances, the owner shall file with the Manager his out-of-town address and phone number, and the phone number of his local (Maui) agent.
- (D) The owner, or his designated Maui agent, must notify the Maui Vista office of the names and length of anticipated occupancy of lessees, renters or guests and must instruct these occupants to register with the Maui Vista office upon arrival at the Project, or, if the office is closed, at the first opportunity when it reopens. Owners or their designated Maui agent are required to furnish occupants with the House Rules.
- (E) If an apartment owner is unable to control the conduct of his tenants, employees and any other persons using the Project on his behalf and such a person fails to observe all of the provisions of Chapter 514A, Hawaii Revised Statutes, and the governing documents of the Association, the apartment owner or his designated agent shall, if so requested by the Board or Managing Agent, immediately remove the lessee, renter or guests from the premises, without compensation for lost rentals or any other damage resulting therefrom.
- (F) The Manager and/or Maui Vista office personnel are not required to give access to any apartment.

3. Common Areas, Elements, Entrances, Lanais & Windows

- (A) No apartment owner or occupant shall place, store or maintain in the halls, lobbies, stairways, walkways, grounds or other common elements any furniture, packages or objects of any kind, or otherwise obstruct transit through such common elements.
- (B) Except as expressly permitted in the Declaration, no apartment owner shall decorate or landscape any entrance, hallway (except for carpets as described in subsection 2), planting area or court. Potted house plants are permitted on lanais as long as they are kept reasonably trimmed and their height from the floor of the lanai to the top of the plant does not touch the ceiling. Plants should not be attached to the wall or ceiling or protrude through the railing if they obstruct or interfere with any AOA business or activity. Watering of plants shall be performed in such manner that will not cause damage to the common elements or flow down to units below.
- (C) In order that the Project presents a uniform appearance, the only items permanently on lanais are: lanai/patio furniture manufactured for lanai/patio use, fabric items including, but not limited to, towels and bathing apparel may be hung on hooks that may be attached to the walls, and plants, and plant containers. Light colored patio furniture (white, off white, muted pastel or earth toned colors) is acceptable; bright garish colored furniture is not acceptable. Towels or any other textile items cannot be placed over the railing. Lanais should be enjoyed by owners and guests, and normal "patio" type activities such as eating, playing games, viewing the whales via a mounted telescope, sketching, arts and craft work, etc. is permitted; however, non-patio items brought to the lanai must be removed when not in use. The following may not be stored on the lanai at any time: Surfboards/equipment; wet suits and diving equipment, boogie boards, brooms, mops, storage cabinets, cartons, bikes, toys, bedding couches, clothes drying lines or racks, etc. Note that in unusual circumstances such as painting, carpeting or tiling the inside of a unit, a short exception to this rule can be granted by the general manager.

Subsection 1. The only approved lanai floor covering upgrade for first floor units is ceramic floor tile in brown earth tone colors. Tile colors must be approved by the Board of Directors prior to any installation. Ceramic tile is the only approved floor covering upgrade for the upper floors, less the color restriction. *Any damage to tile or associated costs as a result of spalling repairs will be the owner's responsibility.

Subsection 2. Outdoor carpeting is allowed in the shared entry hallway provided both owners are in agreement. Both owners of the affected hallway must agree in writing to the following: a) Only carpeting of dark shades of brown to compliment the colors of the buildings is permitted. b) To replace the carpeting when either affected owner or the board determine that the carpet is no longer acceptable. c) If either owner no longer wants the carpeting, both owners will pay equally to have it removed and the concrete floor painted the same color and material used in the regular walkways. d) Each owner will sign an acknowledgement of responsibility should anyone slip, trip or fall on (or because of) the carpet. e) Each owner will take responsibility for cleaning the carpet.

Subsection 3. Umbrellas are permitted on the lanais, with their owners being responsible for any injury or property damage that an umbrella may cause. The best method for an umbrella to be on a lanai is to have it installed/mounted in a heavy duty base plus table that is designed to hold that specific umbrella. Solid colored umbrellas are considered to be standard patio furniture so long as they are attached to a solid base or to the lanai railing that is anchored in the concrete floor. If an umbrella is attached to the lanai railing, it must be bolted to the railing. Use of two U bolts (or equivalent) is essential. One U bolt must be attached to the bottom of the umbrella pole

to the bottom of one of the rails that is anchored into the concrete floor; the second U bolt must attach the pole to the top of the vertical railing. Lock washers should be used to deter the bolts from working loose. The umbrella must be closed each evening and on windy days.

The following umbrella attachment methods are not permitted: Bungee cords, plastic ties (they split apart within a few months of exposure to the sun), rope, twine or any method that doesn't tightly attach the pole of the umbrella to a rail that goes directly into the concrete floor.

(D) NEW A/C HOUSE RULE

Bedroom window A/C's:

- 1) All A/C units on walkways must be internal (inside the condo)
- 2) Internal units may be vented through the bedroom window
- 3) No A/C unit may project out through the window on to a walkway
- 4) No A/C unit may drip or drain onto a walkway.

Air conditioners should be maintained in proper working order with no excessive noise.

- (E) Nothing shall be thrown from lanais, windows and entrance balconies. The throwing of firecrackers from lanais and the exploding of any fireworks anywhere within the Project is also expressly prohibited. NO SMOKING is permitted on the lanais. Designated smoking areas are at the loading zone bench area at tree circle Bldg 1; the bench in the grass triangle in front of Bldg 2; the stone table lawn area at back of property next to Bldg 3 tennis courts; the tree area atop the main drive.
- (F) All trash and garbage shall be deposited in locations designated for such purpose. Trash chutes are not to be used before 8:00 a.m. and after 9:00 p.m. to avoid disturbing occupants. Bottles are not to be thrown down trash chutes unless wrapped in paper and bagged. This will avoid damage to the chute and lessen noise. Bottles not properly wrapped and bagged, and large or bulky items should not be placed in trash chutes. These items should be deposited in the dump bins in the trash rooms on the ground level. No construction debris, furniture or appliances are allowed in trash chutes or trash rooms. Owners and/or occupants must make arrangements for disposal.
- (G) Twenty-four (24) hours' advance notice must be given the Manager when household goods or large items of furniture are to be moved through corridors, stairways or elevators.
- (H) No commercial solicitation or canvassing of goods or services shall be permitted at the Project. Solicitation of proxies or distribution of materials relating to Association matters is permitted by owners on the common elements provided such solicitation occurs at a reasonable time, place and manner.
- (I) Furniture placed in any common area by the Association is for use in that specific area and must not be moved therefrom.
- (J) To create a uniform exterior appearance, the exterior side of all drapes, venetian blinds, louvered shutters and the like shall be white, off-white or light beige (light bamboo color). A sample of acceptable light bamboo color is available in the AOA office.
- (K) Barbecuing is not permissible within the apartment or on lanais. Use the BBQ units provided in designated areas. No more than 10 outside guests are allowed at a BBQ area without prior approval of the Manager. Cooking must be completed by 10:00 PM. Propane gas will automatically shut off at 10:00 PM.
- (L) No awnings, shades (does not include umbrellas) or windbreaks shall be installed on lanais.

- (M) No signs, signals or lettering shall be inscribed or exposed on any part of any building, except as contracted for by the AOA, nor shall anything be projected out of any window or from any lanai. The only sign allowed to be posted is an "Open House" sign and only one sign while open house is legitimately being held and only to be displayed in front of property on Kihei Road.
- (N) No projections (wiring or otherwise) shall extend through any door or window opening into any corridor or beyond the exterior face of a building.
- (O) No antennas of any type shall be erected or maintained outside the physical confines of an apartment. For purposes of this Rule, a lanai is considered to be outside of the physical confines of an apartment. Provided, however, antennas and satellite dishes which are covered by the attached Antenna Policy will be permitted only as described in that Policy.
- (P) No mirror-reflecting glass tint is allowed on any exterior window. Only glass tint which is not observable from the exterior of the buildings, may be applied with prior written consent of the Board.
- (Q) No water beds are allowed in apartments.
- (R) No recreational activities are permitted in parking areas, driveways, sidewalks or hallways including, without limitation, riding of bikes, skateboards, roller skating or roller blades. No riding of such items on any walkways.
- (S) None of the provisions of the project documents are intended to be in contravention of the State or Federal Fair Housing Act. The Board will at all times comply with the provisions of the Fair Housing Acts when acting upon requests by handicapped persons to make reasonable modifications, at their cost, to apartments and/or to the common elements of the Project if the proposed modifications are necessary for their full enjoyment of the Project. The Board will also comply with the provisions of the Fair Housing Act when acting upon requests by handicapped persons for exemptions from any of the provisions of the project documents which would interfere with said handicapped persons' equal opportunity to use and/or enjoyment of their apartments and/or the common elements of the Project.

4. Pools

- (A) The pools may be used only between the hours of 8:30 a.m. and 10:00 p.m.
- (B) For their health and safety, children under fourteen (14) years of age may not be in the pool area unless accompanied by an adult apartment occupant.
- (C) Guests of apartment occupants will be permitted the use of the pools during pool hours if accompanied by an apartment occupant. Occupants are limited to having a total of two (2) guests in the pool area at any one time, unless prior manager approval has been obtained.
- (D) The pool is for the exclusive use of all occupants and their guests, and occupants are responsible for the conduct of their guests.
- (E) Showers must be taken and all sand and suntan oil shall be removed before entering the pool.
- (F) Spitting and blowing the nose in the pool and pool area are strictly prohibited.
- (G) Running, making loud noises, and "horseplay" are not permitted in the pool or adjacent area.
- (H) Splashing of water other than that accompanying normal swimming is not permitted.

- (I) Gum, toys, glassware, inflatable mats, tubes, diving equipment or similar items shall not be permitted in the pool or adjacent area.
- (J) All bobby and hairpins must be removed prior to entering the pool.
- (K) No animals are allowed around the pool area or in the pool; provided, however, that notwithstanding any other provision herein, visually impaired persons may use guide dogs as defined in Chapter 515, Hawaii Revised Statutes, hearing impaired persons may use signal dogs as defined in Chapter 515, Hawaii Revised Statutes, and physically impaired persons may use service animals as defined in Chapter 515, Hawaii Revised Statutes, as reasonably necessary for enjoyment of the Project.
- (L) Persons violating these Rules will be asked by the Manager to leave the pool or adjacent area.
- (M) All persons will comply with the requests of the Manager with respect to matters of personal conduct in and about the pool and adjacent area. It is requested that any violations be called to the attention of the Manager.

5. Tennis Courts

- (A) The tennis courts are for the exclusive use of occupants who play tennis and their guests. The occupant must be actively engaged in play with the guest player(s) in order for the guest(s) to be on the court. Owners/occupants are responsible for the conduct of their tenants and guests of their tenants.
- (B) Use of the tennis courts during busy periods may be regulated by the Manager.
- (C) Use of the courts is limited to three sets if other occupants are waiting or indicate a desire to use the court.
- (D) The tennis courts are open for play from 8 a.m. to dusk.
- (E) Only non-marring rubber-soled shoes (no slippers) will be permitted on the tennis courts. No blacksoled shoes or any other marring-soled shoes are allowed. No food or drink is allowed on the courts except water in unbreakable containers.
- (F) The tennis courts are to be used for tennis play only. No professional tennis instruction is allowed, except as contracted for by the AOA. No other use is permitted, i.e.: skateboards, roller skates, etc.
- (G) All persons will comply with the requests of the Manager with respect to matters of use and personal conduct in and about courts and adjacent areas. It is requested that any violations of these rules be called to the attention of the Manager.
- (H) A refundable deposit for the tennis court key is required.

6. Parking Areas

- (A) Owners and occupants of apartments, whether they be one bedroom or two bedroom units, are permitted to use a total of only one parking stall. Stored vehicles are to be parked in areas designated by the Board. The owner is also required to have a responsible party on island with the vehicle keys. No more than two stalls per unit. Stored vehicle must be properly maintained. No campers, boats (including catamarans, windsurfers, etc.), trailers, or any vehicle larger than a passenger car may be parked on the property. This House Rule complies with the Declaration of Horizontal Property Regime.

- (B) Owners and occupants shall park their vehicles in the designated parking spaces of the Project and not in the driveways or areas specifically identified as "No Parking" areas by red or yellow paint markings. Vehicles must be centered in parking spaces so as to prevent crowding of adjacent spaces, and be parked so as not to protrude beyond the parking space (back or side-to-side), or block sidewalks and driveways.
- (C) Owners and occupants are required to register their vehicle with the Manager (Maui Vista Office), giving their name, telephone number, make of car and car license number prior to occupying their apartment between 1/1 to 1/31 of each year. Resident Owners and long-term residents will be assigned a number sticker to identify their auto. Vacation rental guests will be provided with a card to be placed visibly in their vehicle. These cards will carry an expiration date.
ANY VEHICLE FOUND IN THE PARKING LOT WITHOUT A CURRENT BUMPER STICKER OR TEMPORARY PERMIT WILL BE TAGGED WITH A VIOLATION NOTICE AND GIVEN 24 HOURS NOTICE TO REMOVE.
- AT THE END OF THE 24 HOURS TIME PERIOD, IF STILL PARKED AND UNAUTHORIZED, THE CAR IN VIOLATION WILL BE TOWED AWAY AT THE OWNER'S EXPENSE.**
- (D) No cars may be parked or left unattended in any driveway, or area other than those designated for parking.
- (E) When workmen are performing work on an apartment, the occupant shall advise them to place information on their dash on what unit they are working in.
- (F) Vehicles and motorized bikes of any kind are not to be parked or driven over (or walked over) any grass, sidewalks or hall area without the express consent of the Manager.
- (G) Owners and occupants washing, cleaning or polishing cars on the premises shall thoroughly clean the area used after completing the work. Car washing must be performed in a manner such that no water damage occurs to common areas (plantings, etc.) or to the apartments of others. Disposal of oil or other petroleum products or other substances which could be considered hazardous materials under any state or federal law is prohibited at the Project. Those desiring to wash their vehicles must do so only in the area designed for washing and must bring their own hose. The Manager is not responsible for providing one.
- (H) No repairs of a motor vehicle, boat or surfboard, or any other equipment, shall be permitted in the parking areas or any other common areas of Maui Vista. Specifically prohibited is the changing of oil.
- (I) Only vehicles with current license plates and safety inspection decals are permitted to be parked on the Project. Additionally, all vehicles have to be in a road-ready, driveable condition. At the end of the five (5) days, if the violation has not been corrected, the vehicle will be towed away at the Owner's expense.
- (J) Vehicles are not to have the appearance of being used for storage, and trunks are to be kept closed.

7. Noise

- (A) Audio equipment including, but not limited to, TV's, stereos, tape recorders and musical instruments shall be played at all times at levels which will not disturb other occupants. Earphones must be utilized while in common areas. No amplified music shall be played in the common areas.

- (B) All persons using corridors, stairways, elevators, sidewalks and driveways within the complex shall keep noise to a minimum. Quiet time is between the hours of 10:00 p.m. to 8:00 a.m.
- (C) Every attempt should be made to keep doors from slamming.
- (D) The following applies to construction within individual units:

Remodeling forms should be submitted to the office prior to work starting

Contractors - Weekdays Only:	8am to 5pm
Owners:	8am to 5pm / quiet work until 7pm
Owners only:	Saturdays: 10am to 5pm
Note: "Wet sawing" can be done on Lanai – "Dry sawing" only inside unit	
Owners only:	Sunday: 11am to 3pm

Note: NO saws on Sunday

- (E) Excessive noise of any type, specifically including noisy vehicles, motorcycles, and motorbikes, caused at any time is strictly prohibited. Excessive noise from vehicles, motorcycles or motorbikes will result in banning them from entering the property.
- (F) Quiet time is between the hours of 10:00 PM to 8:00 AM. Your cooperation in keeping noise to a minimum will be appreciated.

Contact Numbers:

Weekdays:	AOAO Office	8am to 4pm	808-879-5373
Weekdays:	Security	4pm to 7am	808-281-3629
Weekends:	Security	7am to 7am	808-281-3629
Police:	911 Emergency	808-244-6400	Non-emergency

- (G) No loitering or recreational activities are permitted in corridors, elevators, parking areas, or on the grass areas of the Project.

8. SUDS OVERFLOWS

All upstairs units are required to use low suds soap for washers and dishwashers in small quantities so as not to cause flooding backup problems in downstairs units. A sign, approved by the Board will be provided by the Association to be placed on each washer to use low sudsing soap. Repeat violators will be required to pay a fee determined by the Board per cleanup incident.

9. THE VIOLATION OF ANY HOUSE RULES ADOPTED BY THE ASSOCIATION OF APARTMENT OWNERS SHALL GIVE THE BOARD OF DIRECTORS, OR ITS AGENT OR MANAGER, THE RIGHT TO:

- (A) FINE THE OWNER FOR THE VIOLATION IN ACCORDANCE TO THE FINING SCHEDULE OR
- (B) ENJOIN, ABATE OR REMEDY BY APPROPRIATE LEGAL PROCEEDINGS, EITHER AT LAW OR IN EQUITY, THE CONTINUANCE OF ANY SUCH BREACH, AND ALL COSTS THEREOF INCLUDING ATTORNEY'S FEES, SHALL BE BORNE BY THE DEFAULTING APARTMENT OWNER.

These revised House Rules and Regulations were approved by the Board of Directors on August 26, 2014.. They are enforceable by the General Manager.

Maui Vista Parking Policy

Maui Vista Parking Lot Management Policy

Maui Vista's main lot has approximately 280 parking spaces.

Maui Vista has 280 condos, therefore the policy of one condo, one parking space.

Owners, who have renters/guests who bring a vehicle and occupy their condos, must remove their personal vehicle from the main lot prior to their tenant/visitor/guest taking residency*.

There are approximately 35 additional parking spaces in the back, and these spaces are available for rent to owners and long-term tenants/guests (residing at MV for >6months a year) who have an additional vehicles.

Guests with a 2nd vehicle or tenants with visitors and/or sleep over guests will receive temporary parking documentation from the front office for a fee of \$20 up to 7 days. A 2nd vehicle on property longer than 7 days will be charged \$35.00 for parking.

Owners and Long Term Tenant's authorization to park (stickers available at the front office)

Green	Free main lot parking for active cars only. Owners who leave their condos vacant while away from Maui Vista, and/or cover their vehicle for storage, must be parked at the north facing east end of the main lot.
Red	For reserved parking in the back lot only. The few numbered spaces in the back may be reserved by owners/tenants on a first-come, as-available basis for a \$35.00 monthly fee or a \$360.00 per calendar year fee paid by 31 January for the entire year. Owners who use only a portion of the year are to be charged the regular rate of \$35.00 per month.
Both Red and Green	Owners who pay for a reserved space, have one vehicle and do not rent their units, may park in either the reserved or main parking lot in either high or low season.
Red or Green	Owners who live here part time and rent their condo when they are not here, <u>must</u> rent a reserve space for their vehicle when they leave. Their green sticker needs to be exchanged for a red one (and they will be billed monthly for the reserved space rental). Owners with more than one vehicle: a green sticker will be issued to one vehicle for the main parking area, and a red sticker issued for any additional vehicle(s) (which must be parked in a reserved space during high season). Owners will decide which car/s will have the red sticker and they will pay for a reserved parking space for each. During low season (April 16 to October 15) vehicles with red tags that would normally be parked in the back may use the main lot. The "extra vehicle fee" of \$35.00 per month must still be paid.

- ▶ Only owners and their resident visitors, guests, and/or tenants may park their respective vehicles over night at Maui Vista.
- ▶ ALL vehicles parked at Maui Vista must be clean or otherwise “not” being used as a storage container, esthetically presentable, have a current sticker, and be able to put into operable condition in case it needs to be moved in an emergency.
- ▶ Owners arranging to place their vehicles in a State-approved “storage mode” will be required to turn in their license plates to authorized officials and must provide State documents to the office authenticating the vehicle’s status to be parked at Maui Vista.”
- ▶ Owners who do “not” rent their unit and are leaving the island are asked to park their vehicle at the NE corner of the property, and leave a set of keys with the office in case the vehicles needs to be moved.”
- ▶ No boats, campers, catamarans, trailers etc. may be parked at Maui Vista.
- ▶ Towing unauthorized vehicles from Maui Vista will be implemented when necessary (after a 24 hour notification has been communicated to the individual signing the parking agreement and/or the condo owner).

Hierarchy of renting a reserved parking space:

1. Owners' first vehicle (top priority, space is reserved for as long as the owner pays for and maintains it).
2. Owners’ second vehicle (second priority, space is reserved for as long as the owner pays for and maintains it).
3. Tenants’ second vehicle (third priority, space is reserved for as long as the tenant pays for and maintains it)
4. Owners’ third vehicle (space is rented month to month, meaning this vehicle can be removed after a 2 week notice) but not before a number 5 priority vehicle
5. Tenants’ third vehicle (space is rented month to month meaning this vehicle can be removed after a two week notice)

If the reserved lot is full, and an owner or tenant needs to rent a space for his second vehicle, the most recent rental to a number 5 level rental will need to surrender his space after a two week notification.

If there is no number 5 candidate, move up to number four. Once these number 4 and 5 priority rentals have been cycled out, candidate renters may sign a waiting list for the next available space.

Please remember: unauthorized vehicles in the paid parking lot may be booted without warning.

ASSOCIATION OF APARTMENT OWNERS

MAUI VISTA

2191 S. KIHEI ROAD, SUITE 1119 , KIHEI, HI 96753

PHONE: (808) 879-5373 FAX: (808) 875-6180

PENALTIES

All House Rule, By-Law, and Horizontal Property Regime violations shall be specified in writing. Owners are responsible for their guests, tenants, family and anyone using the property on their behalf. Consequences for violations of the House Rules are as follows:

1st Violation - Notices sent: Regular mail or hand delivered to occupant
E-mail, FAX or regular mail to rental agent and/or owner
General manager to also attempt to call the owner and rental agent.

2nd Violation - \$50 Fine

Notices sent: Hand delivered to occupant
E-mail, FAX or regular mail (certified receipt) to rental agent and/or owner

3rd Violation - \$100 Fine

Notices sent: Hand delivered to occupant
Regular mail (certified receipt) to rental agent and owner.

4th + Violation - \$100 Fine per month thereafter and referred to AOA attorney

Owners will receive 7 working days to correct violations from date of first Notice except in instances where the safety of person or property is threatened.

VANDALISM

1st Violation - \$100 Fine

2nd Violation - \$200 Fine

The cost of replacement or repair will also be assessed. Criminal complaint will also follow.

APPEAL PROCESS

All violation notices and fines may be appealed by a written notice to the Board delivered within 21 days of the date of the notice of violation. The written appeal should be sent to the General Manager. If no notice of appeal has been delivered within the time described herein, the right to appeal shall expire. The Board's decision on appeals is final, and the owner will be notified in writing of that decision. Tenants must appeal through their owner or rental agent.

All fines shall be treated as a lien on the apartment in accordance with Article VIII, Section 2H of the AOA Maui Vista By-Laws. The Board may also go to court to seek relief to stop violations of the House Rules, By-Laws and Condominium Property Regime.

BOARD OF DIRECTORS - AOA MAUI VISTA