

THE RIDGE HOUSE RULES

These House Rules have been established by the Board of Directors to ensure the safety, comfort and convenience of all Owners, Residents and Guests of The Ridge at Kapalua.

SECTION 1 – ADMINISTRATION

- 1-a Enforcement - The Ridge House Rules will be enforced by the Board of Directors and the General Manager.
- 1-b Revisions – The Board of Directors may revise the House Rules from time to time.
- 1-c Violations – Any violation of these House Rules may result in fines and penalties as set forth in Article X, Section 1b of The Ridge Bylaws.

SECTION 2 – APARTMENTS

- 2-a Cleaning – Garments, or other items must not be dusted or shaken from windows, doors, balconies or lanais. Cleaning waste must not be swept or thrown from any part of the apartment onto the premises.
- 2-b Electrical – Electrical equipment of any kind installed or used in each apartment must fully comply with all County Codes. The apartment Owner will be liable for any damage or injury caused by such equipment.
- 2-c Exteriors – Nothing may be attached to or hung from the exterior of any building including balconies, lanais, and windows or protrude through walls, windows or roofs of the buildings.
- 2-d Guests – The Owner or Rental Agency is responsible for the reasonable conduct of their Guests.
- 2-e Lanais – Balconies and lanais may be furnished with chairs, lounges and small tables. Garments, towels or other items must not be hung over the lanai railings or left outside of the apartment.
- 2-f Maintenance – The repair and maintenance of the apartment interiors is the responsibility of the individual Owners.
- 2-g Nameplates – Nameplates may be placed only in places and in the form approved by the Board.
- 2-h Occupancy – A one-bedroom unit is limited to 4 persons. A two-bedroom unit is limited to 6 persons.

- 2-i Pets – Animals are not allowed on or to be kept in the project.
- 2-j Plants – Potted plants may be placed on balconies and lanais. The watering and care of plants is the responsibility of each apartment Owner. Proper safety precautions must be taken so plants do not fall from the balconies.
- 2-k Remodeling – The Ridge Remodel Criteria is an addendum to this section.
- 2-l Sub-Leasing – The Manager is to be advised of long-term leases and rentals. Sub-leases are not allowed without the written consent of the Owner.
- 2-m Tenants – New Owners and Tenants will receive and abide by a copy of these House Rules.
- 2-n Waterbeds – Waterbeds and Fish Tanks are not permitted on the premises.

SECTION 3 – COMMON AREAS

- 3-b Furniture – Furnishings and equipment of the common elements have been provided for the safety, comfort and convenience of all Residents and Guests and may not be altered, removed or transferred to other areas without permission from the Manager.
- 3-c Grounds – The grounds, walkways, driveways, and other similar common elements are to be used strictly for ingress and egress to and from the apartments and must be kept free of obstructions.
- 3-d Moving – Moving of large items should be coordinated through the Manager. Any damage to any common elements caused by moving of furniture or other personal effects may be repaired at the expense of the Owner responsible for the damage.
- 3-e Responsibility – Each apartment Owner or Tenant will be held personally responsible for any damage or destruction to any common or limited common element cause by themselves, their Children, Guests, or Visitors.
- 3-f Restrictions – Motorcycles, mopeds, skateboards, razor scooters and rollerblades are prohibited.
- 3-g Quiet Hours – All noise from whatever source must be controlled in order that residents of the buildings are not disturbed or annoyed. Quiet hours must prevail at 10:00 p.m. until 9:00 a.m.
- 3-h Signage – For Sale Signs and other Notices are not permitted on vehicles or to be posted anywhere on the property. Two removable magnetic signs with company names will be permitted on realtors' cars for Open House only and otherwise must be removed.
- 3-i Smoking – **Smoking/Vaping is prohibited on all balconies, lanais, pools and all other limited common elements and common areas which are within 25 feet of any residential structure or the AOA Office.** Smoking/Vaping will be permitted in areas that are 25 feet or greater from any residential structure or the AOA Office, so long that the act of smoking does not reasonably constitute a nuisance interfering with another unit owner's peaceful enjoyment of their property.

- 3-i Soliciting – Soliciting of any kind is not permitted on the premises.
- 3-j Storage – Bicycles, surfboards, kayaks or other items must not be left on the lanais or anywhere outside of the apartment. Personal items, such as, appliances, crates, furniture or lumber cannot be stored in the parking areas.
- 3-h Trash – Kitchen disposals should be utilized for disposing of soft waste. All trash must be put into plastic bags before placing in trash containers. Trash containers are to be kept closed at all times.

SECTION 4 – GENERAL

- 4-a Barbecues – Use of lighter fluid and charcoal barbecues is prohibited. Two gas grills are located at each of the pools.
- 4-b Emergencies – In case of an emergency call 911. For assistance, call the Police Department, Fire Department, Ambulance or Doctor directly. Report all emergencies to the Manager.
- 4-c Fireworks – Use and storage of fireworks is prohibited.
- 4-d Hazards – Occupants will not use or be permitted to bring into any apartment or common area anything deemed hazardous to life, limb or property.
- 4-e Keys – Distribution of keys is the responsibility of the apartment Owner. The Board and the Manager will not be liable for injury, loss or damage, resulting from the distribution of keys.
- 4-f Locks – The Manager will retain a working passkey to each apartment.
- 4-g Packages – The Board or the Manager will not be responsible for packages or other deliveries left at doors of the apartments or any other undesignated place on the premises or for any personal property left outside of the apartment.
- 4-h Structures – Nothing will be allowed which would overload or impair the floors, walls, or roof of any unit.

SECTION 5 - KRA

- 5-A Compliance – These House Rules are subject to the Rules and Regulations of the Kapalua Resort Association (KRA), and in the event of any conflict between these House Rules and the Rules and Regulations of KRA, the Rules and Regulations of KRA will govern and the Board will make changes to these House Rules to comply with the KRA Rules and Regulations when required.

SECTION 6 – POOLS

- 6-a Audio Devices – Radios, CD Players, and other Audio Devices may only be used with earphones. All amplified sound from speakers and playing musical instruments is prohibited.
- 6-b Children – Children must be accompanied by an adult. Infants and small children wearing diapers are not allowed to enter the pools.
- 6-c Diving – Diving, running, rough play and loud noise are not allowed.
- 6-d Flotation Devices – Inflatable floatation devices are not allowed
- 6-e Glass – Glass is not allowed in the pool areas.
- 6-f Health Regulation – All persons known to be or suspected of being afflicted with an infectious disease, suffering from a cough, cold or sores or wearing band-aids or bandages, shall be excluded from pool use (Board of Health).
- 6-g Hours – Pool hours are 9:00 a.m. to 9:00 p.m. daily.
- 6-h Pets – Pets are not allowed in the pool areas.
- 6-i Showers – Everyone must shower before entering the pool. (Board of Health)
- 6-j Use – Pools are for the use of Owners, Residents and Guests only, to be used at their own risk.

SECTION 7 – VEHICLES

- 7-a Carports – Each unit has one assigned covered parking stall.
- 7-b Car Washing – Residents may not wash vehicles in the carports or parking areas. Vehicles may be washed only in designated areas.
- 7-c Liability – Damage to cars and other objects or common areas will be the responsibility of the person causing the damage.
- 7-d Parking – Two cars are allowed per unit. Vehicles bearing commercial insignias, or names, will not be permitted to park on the property, unless such vehicle is temporarily parked for the purpose of repairing or maintaining residences or facilities. Vehicles that violate this rule may be towed from the property at the Driver's expense.
- 7-e Registration – Vehicles without current registration or safety inspection may be towed from the premises at the Owner's expense.
- 7-f Repairs – Repairs to vehicles are not permitted on the premises, except for minor repairs, such as flat tires or dead batteries.

- 7-g Speed Limit – The Ridge speed limit is 10 miles per hour. Drivers are expected to drive safely at all times.
- 7-h Storage –Stripped down or excessively rusted vehicles are prohibited from parking on the property. Covered vehicles are allowed to be stored only in the unit's carport. Car covers must be in good condition, free of rips and tears.

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