



2161 KALIA ROAD
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HOUSE RULES

SMOKING/VAPING:

Smoking or vaping is not permitted anywhere in the public common areas of the property nor on private apartment lanais. Smoking within the interior of the unit is dependent on the policy of the owner or rental agent.

LANAIS:

1. No awnings, air conditioning units or other projections are allowed on the lanais or to the outside wall of the building or the exterior of any door, without prior written approval of Waikiki Shore AOA Building Manager; and no textile items including clothing or laundry shall be hung on lanais, railings, in doorways or windows for any purpose whatsoever, or in such a manner as to be in view from the outside of the building. ALL articles which in the opinion of Building Manager are unsightly shall be removed and kept from lanais upon request of Building Manager.
2. Air conditioning units must not discharge water on the lanai or on lower apartments.
3. Only outdoor lanai furniture and air conditioner condensers are permitted on the lanai.
4. The sweeping and mopping of lanais and adjacent areas shall be accomplished in a manner which will not result in the dropping or release of water or any materials to the area below or which would otherwise create a nuisance to persons residing in lower apartments or to persons on the grounds of the premises.
5. Barbecuing or the burning of torches is prohibited on the lanais or common areas by county ordinance.
6. Carpet or doormats are not permitted on the lanai. Carpets trap moisture that is slowly absorbed into the concrete surface, causing accelerated concrete failure resulting in expensive repairs.
7. Articles shall not be thrown off lanais or walkways.

PARKING:

Upper Parking Level:

1. The upper level parking stalls numbered 1-13 are not available as guest parking.
2. The first two stalls by the lobby (Spaces 14 and 15) are designated as 15-minute loading/unloading zones.
3. Guest parking stalls along the low Ewa (West side-Ft DeRussy) wall are exclusively for the use of residents, guests and trades people of Waikiki Shore Apartments for a period not to exceed a total of three (3) hours per day. All guest vehicles must be registered in the Parking Log located in the lobby.
4. No parking is permitted on the Ewa wall side between the hours of 3:00 a.m. and 6:00 a.m.
5. Violation of Guest Parking rules may result in fines and/or towing.

Upper & Lower Parking Levels:

1. The upper and lower parking levels, including ramps, walkways and parking stalls shall not be used for storage of personal property of any kind other than a vehicle, or for commercial venture or placement of trash containers. Temporary waivers to this requirement shall be in accordance with the Contractor Guidelines.
2. No repairs or maintenance to any vehicle may be performed in the parking stalls.
3. Any vehicles leaking fluids will be given one warning, after which fines will apply.
4. Parking stalls are for the use of Owners of apartments and their guests. They must not be used by anyone other than owners, guests, residents or tenants of their apartments and must not be rented or sublet unless to another owner or resident or for purposes related to rental of an apartment. If a parking stall is to be used for parking by anyone other than the owner or resident of the apartment or their tenant, the Owner of record must provide the AOA Office within 3-days with the name, phone contact information and the license plate number of the vehicle using the space along with the anticipated duration of the arrangement.

5. Speed Limit is 5 mph.
6. Upon change of ownership of a parking stall, notification to the AOA Office is required within 30 days of the title recordation.

GARBAGE:

1. Apartment owner's, their management company and their tenants must use leak-proof, 13-gallon, 9-mil plastic bags with draw strings ('garbage bags') for their trash, refuse and recycling. Waikiki Shore Apartments staff will pick-up a maximum of two (2) garbage bags per apartment that have been placed outside an apartment door between 6:30 and 8:30 AM. No garbage bags will be left outside an apartment outside of those hours. Garbage bags may be placed in the garbage dumpster located adjacent to the entry garage door (Mauka side). An owner or their management company will be fined if a) they leave garbage bags outside of their apartment except within the time period, b) not in the manner for Waikiki Shore Apartment pick up, c) if the bags leak requiring clean-up, or d) if they have not been properly placed in the garbage dumpster.
2. Three recycle bins are located in the garage near the dumpsters; one for glass, one for aluminum cans, and one for plastic bottles. Recycles may be taken by residents to these bins and will not be collected by AOA personnel at your door.

STORAGE SPACE (floors 3 – 15):

1. All residential storage shall be used only for storing personal items and it shall not be used for, or in the conduct of, any business or trade.
2. Storage spaces shall be used by the respective owners, their tenants, families, domestic employees, social guests, and contractors actively working on their unit for no other purpose.
3. Storage spaces are apportioned among apartment occupants. The Waikiki Shore AOA shall have no liability for loss or damage to any items stored in any storage room.
4. Storage spaces may be used by another owner in the building with express written permission of owner and notification to the AOA office of the transfer of use including the name and unit number of the using owner. All use limitations stated within this section shall apply.

SURFBOARD and BICYCLE RACK:

1. Storage is provided for renters and guests during their residence for surfboards and bicycles. Coordinate with the Waikiki Shore AOA office for Surfboard Rack assignments. Upon departure surfboard locks shall be removed and the AOA office notified that the space is now unoccupied.
2. Waikiki Shore AOA assumes no liability for loss or damage to any items stored in the surfboard or bicycle racks.
3. Mopeds or handicap scooters are not permitted in the bicycle rack.

COMMON ELEMENTS:

1. The sidewalk, passages, courts, elevators, vestibules, stairways corridors, halls, and any common areas must not be obstructed or used for any purpose other than ingress and egress.
2. No baby carriages, handicap scooters or shoes shall be let or allowed to stand on any of the common areas of Waikiki Shore Apartments.
3. Doormats are not permitted in the common area outside the unit entry door.
4. Loitering, running or the riding of bicycles, roller skates, roller blades, skate boards or similar devices are prohibited in the halls, stairways or elevators.
5. No garbage cans, household supplies, plants, tables or similar articles shall be placed in the common walkway or entry vestibule of the unit, except within the guidelines for daily trash collection by Waikiki Shore AOA.
6. No screen or security door is permitted on the unit entry door.
7. No signs, signals or lettering shall be exposed on any part of the building including front entry door, nor shall anything be projected out of any windows.
8. Walkway windows are required to be clean. If windows are not clean, at the discretion of the Building Manager, they will be cleaned on the outside only for a charge starting at \$25 and billed directly to the Owner.

9. Swimmers and persons returning from the beach shall use the outside shower and foot bath to remove all sand BEFORE entering the elevators.

RENOVATION:

All owners contemplating remodeling must obtain a copy of the "Contractor Guidelines" from the Building Manager and ensure that they and their contractors adhere to all requirements therein. Remodeling plans shall be submitted to the Building Manager for approval per the Contractor Guidelines.

MISCELLANEOUS:

1. No employee of Waikiki Shore AOA shall be asked to leave the building premises or work on any private business for an occupant of an apartment in conflict with the Employee Handbook.
2. No apartment owner, resident or their guests or tenants will make, or allow to be made within their apartment, on their lanai or generally within the building, noise that unreasonably interferes with the reasonable use and enjoyment of other apartment owners, occupants or tenants located in other apartments or in common areas., except for renovations in accordance with the Contractor Guidelines.
3. No dog, cat or animal shall be kept on the premises or in the apartments, with the exception of a trained guide dog, signal dog, comfort or service animal reasonably necessary to assist a disabled individual. There shall be NO FEEDING OF THE BIRDS or stray animals at any time.
4. All apartments shall be used only for residential purposes and no apartment, other than Commercial Apartment 1, shall be used for, or in the conduct of, any business or trade.
5. Absolutely no deliveries of construction related materials or furnishings (pizzas are ok) or construction will be allowed on Sundays or Holidays.
6. All deliveries of bulky construction related materials, appliances and furnishings should be made through the basement or side gate and coordinated with the Building Manager for access.
7. OWNERS ARE RESPONSIBLE FOR ALL OCCUPANTS AND AGENTS!

See: By-laws: Article VI-Obligations of Apartment Owners

Section 2-Responsibilities of Apartment Owners

"An Apartment Owner shall be responsible for the conduct of his lessees, tenants, visitors, invitees, customers, employees, agents, contractors and guests and shall, upon request of the Board or Managing Agent, immediately and at his expense, abate, curtail, eliminate or remove any activity, structure, thing or condition conducted or caused by his lessee, tenants, visitors, invitees, customers, employees, and agents, contractors or guests which is in violation or breach of any of the Governing Documents or which may result in any damage to the common elements or a nuisance to the other Owners and occupants of the Project, or if the Apartment Owner is unable to control the conduct of his lessees, tenants, visitors, invitees, customers, employees, agents, contractors or guests, the Apartment Owner shall, upon request of the Board or the Managing Agent, immediately remove such lessees, tenants, visitors, invitees, customers, employees, agents, contractors or guests from the Project, without compensation for lost rentals, income, benefit or any other loss or damage resulting therefrom."

8. Pedestrians shall utilize the walkway ramp rather than the driveway for access to and from the street.

ROOM OCCUPANCY LIMIT – OWNERS AND UNIT REPRESENTATIVE:

The number of occupants in an apartment is limited as follows:

- STUDIO 2 Persons
- ONE BEDROOM 4 Persons
- TWO BEDROOM 6 Persons

Infants under the age of 3 years staying with family members in the unit shall not be counted against the person per unit limit.

There will be a fine of \$100 per excess person, per day issued to the Rental Unit Representative or Owner for violation of the occupancy limitation.

HOUSE RULES VIOLATIONS:

The fine for violation of House Rules shall be in accordance with the By-Laws, currently at \$100. Repeat violations within 180 days by the same offender shall be assessed in accordance with the By-Laws, currently at \$200 per violation.

The Board shall be empowered to collect any unpaid fines in such manner as is provided by the Waikiki Shore Apartments governing documents, and in the Declaration for the collection of unpaid assessments.

Appendix A
Waikiki Shore Apartments House Rules

Property Reference Map

