

HOUSE RULES for MENEHUNE SHORES

Revised: 05/07/08

These rules have been established to protect life and property and to ensure enjoyment for all occupants.

Menehune Shores is governed by a Board of Directors representing the individual owners. They request your cooperation in the observance of these House Rules that are established for your safety, comfort and enjoyment.

1-Before any person occupies a Unit, they shall register at the front office, giving names and forwarding address of all occupying the unit. Each occupant is responsible for their conduct, to observe the house rules and pool rules as published and all posted signs within the property. **NOTE: Office hours are Monday to Friday from 9:00 AM until 1:00 PM. You must register at your earliest opportunity.**

2-Only one parking space is allowed per unit including handicapped. Parking permits are to be obtained at time of registry and displayed on the rear view mirror of your car, readable from the front of the vehicle. Vehicles shall be correctly parked completely within the designated spaces and shall not be parked over the lines separating one space from another. Untagged vehicles will be towed at owner's expense.

3-The Parking Plan (see attached) will be implemented during the busy season starting December 15, thru March 31 (and any other time period determined by the Resident Manager). Owners leaving the island will park their vehicles in the last two rows (street side). This is necessary so that owners and guests may park closer to the building for off-loading groceries, etc.

4-Cars are to be washed only in designated area, using #33 key to open equipment box (#33 is also the key used for pool and for roof door access).

NOTE: The "R" key is to be used in the elevator to insert and turn to allow elevator to stop at the roof.

5-Bicycles are to be placed in the rack provided behind the flag pole area. All bikes must be registered at the association office.

6-All children are to be supervised by an adult in pool and roof areas. They shall not run or play on handicapped ramps or in the flower beds. Children under 14 must be accompanied by an adult in elevators – Hawaiian state regulation.

7-No pets or animals are allowed on the property. Do not feed the birds from the lanais (See By-Law Section 3-1). Notwithstanding any other provision herein, visually impaired persons may keep a certified seeing-eye dog, hearing-impaired persons may keep certified signal dogs and physically impaired persons may keep certified service dogs in their apartments and may utilize such dogs on the common areas. Aquarium animals shall be permitted.

8-No occupant shall make or permit any disturbing noises anywhere on the premises or do anything that would interfere with the rights, comfort or convenience of other occupants at any time, but especially between the hours of 10:00 pm and 8:00 am.

9-Wooden doweling or sticks may be used for window security as long as they are not visible from the outside. They must lay flat in the window sill.

10-The common halls, walkways and stairways shall not be obstructed or used for any purpose other than entry or departure from the Unit (See By-Laws, Section 3(c)). Shopping carts are to be returned promptly.

11-No owner or occupant shall decorate or landscape any entrance, hallway, planting area or lanai, except in accordance with Board of Directors standards or specific plans approved in writing by the Board. The only exception to this house rule will be for the Christmas season, December 1st through January 12, and is limited to the unit's door and the lanai.

12-The only sign permitted on the entry door is the small "Please Remove Shoes" decal approved by the Board of Directors and placed under the peephole or doorknocker.

13-No garments, towels, rugs or other objects shall be hung from windows or lanai railings. No radio or television antennas or flagpoles shall be installed outside the lanai.

14-Nothing shall be thrown from lanais, windows, entrances, balconies, etc. Cigarettes and matches specifically are a fire hazard. Throwing of firecrackers from lanais and the lighting or exploding of any fireworks anywhere on the property is prohibited.

15-No garbage or trash of any kind shall be thrown, placed or kept on any common element of the property, except in trash containers provided. All plants shall be placed in containers, so as to prevent the dripping of water or soil onto other apartments or the common elements. Proper safety precautions must be taken so plants do not fall from lanais. Plants or other objects will not be permitted in the hallway or apartment doorways.

16-For the safety of all, there shall be no running or playing in or around the walkways, stairways, elevators, rooftop or parking lot. No skateboarding, razor scooters, skating, or rollerblading is allowed.

17-Shuffleboard courts are open from 8:30 am to sunset. Shuffleboard equipment is located in the storage closet outside of the front office and is opened using your #33 key. Users are responsible for returning the equipment. Occupants using these facilities shall, at all times, refrain from making disturbing noises and shall respect the privacy of others. Children under 12 must be accompanied by an adult.

18-An owner or occupant may invite an individual or individuals to use the common elements as his or her sponsored guest(s) only if the owner or occupant is present. Owners, tenants and registered guests cannot loan roof, pool or car wash keys to off-premises, non-registered guests. (See Specific Pool Rules).

19-Barbequeing on individual lanais is prohibited. Barbeques are located on the northwest corner of the property adjacent to the north stone fence beyond the pool and on the roof by south elevator. Barbeques are available from 8:30 am to 9:00 pm. Occasionally, access to the roof may be locked due to bad weather or high wind.

20-Repair / replacement of all damage to the building or common elements of the property shall be paid by the person causing the damage or by the Owner of the Unit whose family member, guest or tenant has caused the damage, including any legal fees due.

21-The toilets and plumbing system shall not be used for any purpose other than that for which they are constructed. No diapers, napkins, sweepings, rubbish, heavy grease, paint, rags, ashes, etc. shall be thrown therein. Any damage to the plumbing system from misuse of any nature shall be paid by the occupant or Owner causing the damage.

22-No pellet guns, slingshots or other similar items shall be used in any manner on the premises. No hitting of golf balls or similar devices is allowed from any part of the property.

23-No one shall use, store or permit to be brought onto the premises or building, any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or any other explosive or flammable substances deemed to be hazardous to life, limb or property.

24-No solicitation, canvassing, or peddling will be allowed in the building or common areas at any time, unless authorized by the Board.

25-The Resident Manager is not required to give access to any unit without the written permission of the Unit's Owner. Off island owner's may give oral permission to the Resident Manager, followed by immediate written / fax to him.

26-Advance notice must be given to the Resident Manager when household goods or large items of furniture are to be moved in order that the elevators and / or common element areas can be protected and proper scheduling be maintained.

27-Owners are ultimately responsible for the behavior and compliance with house rules and other association documents, by all occupants of their unit. Although only enforced with regret, repeated violations of house rules can result in a request from the board of directors to seek accommodations elsewhere.

28-Employees of the Association are under the direction of the Resident Manager and during the prescribed hours of work they shall in no case be diverted to the private business or employment of any occupant. No occupant has any right or power to request or order any employee of the Association to do, or refrain from doing anything. Only the Board, Managing Agent or its designees have such rights.

29-Smoking is prohibited in all public and common areas including foyers, elevators, and lobbies. Smoking is allowed in the parking lot and in designated areas of the rooftop. Smoking is not allowed at the pool or at the lower barbeque area.

30-Lanais should contain only items usual to outdoor living such as tables, chairs and plants. No long-term storage of building material or recreational equipment shall be permitted. Storage closets, clotheslines, cooking devices, and refrigerators are specifically forbidden.

31-Occupants shall comply with any recycling programs adopted, including but not limited to, sorting trash and/or rinsing containers prior to disposal.

32-Repairs of vehicles or other equipment shall not be permitted on property unless necessary in order to remove such vehicle from the property.

33-Discarded items, such as old cabinets, furniture, refrigerators, paint, oil, batteries, and toilet fixtures, must be hauled off the property by the owner or his/her contractor to an appropriate location for disposal.

34-Specific Pool Rules are provided below in this document.

35-Neither the Board of Directors, nor staff is responsible for packages or other deliveries left in halls, entry doors, or any other place on the premises, or for any personal property left in or about the property.

In an emergency, contact the Resident Manager, Jeff Newman at 808-870-9062, or his assistant at 808-870-9064.

The Resident Manager, or his designee, will be responsible for enforcing all rules as deemed necessary.

These House Rules are interpreted from the by-laws of the A.O.A.O. If there are differences with these House Rules, the By-Laws of the Association will prevail.

For your protection it is recommended that when leaving the unit at any time, close and lock all windows and doors. Strong winds often come up unexpectedly and can cause damage and make entry into the unit difficult, due to wind pressure. We also recommend that water pooled on the lanai, typically after storms, be promptly swept into the corner drain, so that seepage through the door frames will not damage the apartment below.

SPECIFIC POOL RULES

1. Pool hours are from 8:30 a.m. to 8:30 p.m.
2. The pool is for the exclusive use of registered owners, occupants and their guests. Keys to the pool cannot be loaned to off-premises, non-registered guests.
3. Any person having an infectious or communicable disease is prohibited from using the pool.
4. Persons having open blisters, cuts, etc. are advised not to use the pool.
5. Spitting, spouting water, blowing nose, discharging bodily waste in the pool is strictly prohibited. Use of this pool by any incontinent person is prohibited.
6. Horseplay, running, yelling or playing games like Tag or Marco Polo is not permitted.
7. Climbing over the pool enclosure is prohibited. Please use your key to access the pool. Pool gates should be locked at all times.
8. Only head-phonated radios, tape decks or cell phones are permitted. No loud noises allowed in or near the pool area.
9. All children under the age of 12 are to be supervised by an adult at all times when using the pool. Infants must wear outer rubber pants over diapers.
10. No scuba equipment, fins, boogie boards, large floats or inner tubes are allowed in the pool. This rule is not intended to prohibit the use of rings, 'noodles,' or water wings needed for floatation by children and non-swimmers. Non-swimmers should not enter the portion of the pool deeper than their standing heights.
11. Glass containers are not permitted in pool area.
12. Do not remove pool furniture from pool area.
13. All persons are requested to shower before entering the pool and towel dry before entering lobbies or elevators. Nude bathing is prohibited.
14. The Management reserves the right to refuse admittance to, or eject from the pool premises, any persons failing to comply with any of these health and safety regulations and those abbreviated rules posted in the pool area.
15. No lifeguard on duty. Owners, occupants and their guests swim at their own risk.

PARKING PLAN

**AMENDMENT TO THE HOUSE RULES
(Original 12-91, revised 10-94, 4-98, 9-99, 11-02, 11-03, 5-08)**

The following Parking Tags are in use to increase efficiency and ease in recognition. Should you lose your assigned parking tag, there will be a \$10.00 replacement fee.

The color code of tags is as follows:

OWNERS/LONG TERM RENTERS..... Blue w/White
SECOND VEHICLE.....Green w/White
VACATIONERS..... Yellow (temporary)

All restaurant patrons will park in designated “restaurant parking spaces” so marked. Restaurant employees are required to park in the 20 spaces allocated to the restaurant or off-property.

The parking plan is to be implemented during the busy season December 15 through March 31 (and any other time period determined by the Resident Manager). Parking of all vehicles in the parking lot will be governed and enforced by the following rules:

1. Parking tags issued will be displayed from the rear-view mirror of the vehicle. Front of tag facing out. Owners, long-term renters, and vacation rentals are limited to one parking space per Unit. Those having more than one (1) vehicle will be required to park these extra vehicles off the property while this plan is in effect.
2. Upon registering at the front office, tourists / guests will be given ONE (1) temporary parking tag per Unit including handicapped. If more than one (1) vehicle is rented by guests in a Unit, any additional vehicle must be parked off property. Again, temporary permits are to be hung from the rear-view mirror of the vehicle.
3. Owners having vehicles stored on the property, and renting their Units, shall make other arrangements for storing their vehicles off property.
4. Kitagawa Towing, 150 Hana Hwy. Kahului, Hawaii: Phone 877-5611, has been contracted to provide our towing service.
5. An owner that does not rent his / her Unit may be allowed to store one (1) vehicle on the property while off island. The Resident Manager will assign a parking space in the back two rows for storing the vehicle. Any vehicle stored in any row other than the back two rows (roadside) will be towed away at the owner’s expense.
6. Storage will be defined as any vehicle left in one parking space for seven or more consecutive days. A key for the stored vehicle shall be left with an on-island

representative. The office must be provided the name and contact information of the representative.

7. Guest / tourist cars are not to be stored on property during the time they are off island.
8. Owner residents and long-term lease Units may lend their parking tags to other owner residents during any period of time their tag is not being used. Notification to the association office is required for control purposes.
9. All permanent, as well as temporary tags will be registered in the office. The association office shall be notified of any changes of vehicles.
10. All check-ins after office hours shall place a note on the dash, with name and Unit#, until official tags are issued by the staff during working hours.
11. Owners entertaining off-property guests shall have guests place a note on their dashboard indicating the name and unit number of person being visited. It will be the owner's responsibility to ensure this is done.
12. The Restaurant is authorized to use the back 20 parking spaces for their patrons, duly marked. Owners and guests are not to use the spaces during restaurant hours of operation, but may use them from 11:00 p.m. until 8:00 a.m. – the hours the restaurant is closed. The restaurant is permitted to Theater Park only in their allowed parking area.
13. All vehicles on property must meet current legal requirements of the State of Hawaii including, but not limited to having: current registration, safety inspection, insurance and being in proper working condition.

**IF ANY OF THE CONDITIONS INCLUDED IN THIS PLAN ARE VIOLATED,
VEHICLES WILL BE TOWED AT OWNER'S EXPENSE.**