

LAE NANI CONDOMINIUM

HOUSE RULES

The purpose of these HOUSE RULES is to enable all occupants of LAE NANI to enjoy the LAE NANI environment to the fullest extent possible. Amendment of these HOUSE RULES is authorized only by the LAE NANI board of directors.

The LAE NANI Manager has the authority and responsibility to enforce the HOUSE RULES. All owners, occupants, tenants and their guests must observe these HOUSE RULES as well as other reasonable standards of conduct.

LAE NANI supports Federal and Hawaii legislation regarding any form of discrimination as defined in those laws. Nothing in these HOUSE RULES is intended to interfere with the rights under the law of any owner, occupant or guest.

1. Recreational Facilities

Recreational areas and facilities may be used only by owners and guests and by registered guests occupying the unit. This privilege may be extended, for registered guests, to include up to two guests of registered guests who must in turn register with the front desk. This two-guest limit does not apply to owners and their guests.

No other persons may use recreation areas unless accompanied by a LAE NANI occupant or owner. Non-occupant guests using the swimming pool or tennis court must be accompanied by an owner or occupant.

Swimming Pool:

Pool hours: 8:00 a.m. – 10:00 p.m.

Children under 10 years of age must be accompanied by an adult.

No diving allowed.

No surfboards or boogie boards (only soft inflatable toys).

No glass or breakable containers allowed in pool area.

No boisterous play, loud noise or running allowed.

Headphones required for radios and electronic equipment.

Shower required before entering pool.

Bathing suits are required.

Any people with open wounds or bandages are not allowed in pool.

Lounges may not be reserved or taken to the sandy beach or to individual apartments.

Tennis Court:

Hours: 8:00 a.m. – 10:00 p.m.

Regular tennis shoes are required.

No playing on a wet court.

Court play is on a "first come, first served" basis.

Night-lights are available by special request.

2. Occupancy

Occupancy of each apartment is limited to two persons per bedroom plus two persons if there is a sofa bed, except when occupancy may be exceeded by members of the immediate family of the owner.

All apartment occupants must be registered in the LAE NANI office **by the owner** and given a "Parking Permit" to be displayed in all non-permanent occupants vehicles. The parking pass is in the unit and shall be hung on the mirror of vehicle. It is to be left in the unit upon vacating.

Dogs, cats, birds, or other animals may not be allowed, kept, or fed in any part of LAE NANI. Not with standing anything to the contrary contained herein, disabled occupants may keep certified guide dogs, signal dogs, or other animals upon which they depend for assistance, and such animals shall be allowed to walk throughout the common elements while carried or on a leash. Please **DO NOT** feed the birds which are on the Lae Nani property.

3. Responsibilities

Owners and occupants are responsible for the conduct of their children to ensure that their behavior is not offensive to other occupants or damaging to any portion of LAE NANI.

Owners are responsible for the conduct of their renters and guests and must, upon the request of the Board of Directors, manager or the managers designee, put an end to any condition contrary to the spirit of these HOUSE RULES.

4. Noise

Quiet hours are 10:00 p.m. – 8:00 a.m.

Radios, television sets, stereos, etc., must be played at reduced volume during quiet hours.

Residents and guests using stairwells, walkways and parking areas at night or early in the morning should keep noise to a minimum.

Excessive noise at any time should be avoided.

5. Buildings and Grounds

Textile items (Towels, bathing suits & clothing), brooms, mops, cartons and luggage may not be placed in windows, on lanais, on lanai railing, clothes drying racks or in entry areas in view from the outside of the building or another apartment.

Furniture placed in common areas is for use in those specific areas and may not be removed.

There are lounge chairs at the pool area for use on the lawn near the beach. Do not take them ONTO the beach.

No banner, sign, lettering, signals or other objects may be displayed from any location and no window exterior coverings, awning, umbrella, shade or windbreak may be installed without written approval of the Board of Director.

Cars may be parked or left unattended only in designated parking spaces. Vehicles must be centered in parking spaces to prevent crowded or blocking passages. Sidewalks, driveways and parking areas must not be obstructed. All vehicles parked on LAE NANI property must display a parking permit.

6. Safety and Health

Open fires in barbecues and hibachis are prohibited.

Inflammable fluids, explosives or hazardous articles may not be stored in apartments or private storage lockers.

Fireworks are not permitted on LAE NANI property.

Nothing may be thrown from lanais, windows or entry decks.

Garbage and trash must be wrapped and placed in trash containers. Please close dumpster doors after each use.

Roller skates and skateboards are not permitted on LAE NANI property. Bicycles are not permitted on the grass or sidewalks.

A Watch Person on duty every night and available for call if needed (See LAE NANI phone number list by your apartment phone). It is always wise to close and lock your sliding glass doors and secure your valuables where they are not easily seen from lanais or windows at night or in your absence from the apartment.

LAE NANI is in compliance with the No-Smoking Law of the State of Hawaii and therefore there is no smoking in the Project except for two designated areas (ask for their locations at the front desk). Furthermore, for clarification, there shall be no smoking on lanais as it is against the "no smoking within 20 feet of a door, window or air vent" portion of the law. Also, for units designated no smoking units, any renters staying in the unit must refrain from smoking in the unit.

**VIOLATION OF ANY HOUSE RULES ADOPTED BY THE
BOARD OF DIRECTORS GIVES THE BOARD OF DIRECTORS OR
THE MANAGING AGENT THE RIGHT TO:**

Enter the apartment in which the violation exists; put an end to and remove, at the expense of the apartment owner, the structure, thing or condition that exists contrary to the intent of these house rules; and not be guilty of trespass.

Enjoin, abate or remedy by legal proceedings, either at law or in equity, continuance of the violation and collect all attendant costs from the apartment owner.