

HONO HALE TOWERS
OFFICE INFORMATION

PHONE/FAX - 955-1308

IN OFFICE HOURS
7:30 A.M. TO 9:00 A.M.
&
4:30 P.M. TO 5:30 P.M.

THE RESIDENT MANAGER IS ON THE GROUNDS
IN BETWEEN THESE TIMES

THE RESIDENT MANAGER IS OFF DUTY BETWEEN
THE HOURS OF
1:00 P.M. TO 3:30 P.M.

IN CASE OF AN ACTUAL EMERGENCY
YOU MUST CALL 391-8460

STAFF IS ON DUTY 7 DAYS A WEEK

REPORT ALL MATTERS TO THE RESIDENT
MANAGER

HONO HALE TOWERS HOUSE RULES
FOR 2637, 2651 & 2648 KUILEI STREET

INTRODUCTION TO HOUSE RULES

This booklet presents some background information, and the House Rules, which have been designed and written to make daily living at Hono Hale Towers more enjoyable for all residents. These rules have been approved by the board of directors, which reserves the right to make such other rules from time to time, or to amend these rules as necessary for the safety and care of the premises.

This set of House Rules applies to all owners, tenants, their families and Guests. The term "Tenant" is defined as an individual or individuals who are renting at Hono Hale Towers.

OWNERS ARE RESPONSIBLE FOR
GIVING THESE RULES TO THEIR
TENANTS

To enhance your living experience at Honolulu Hale Towers, the following House Rules and the unwritten "Good Neighbor Policy" should be shared by all.

SPECIAL WARNINGS

LOUVER WINDOWS:

Hono Hale Towers was built in 1969. The rivets in the windows are corroded and breaking. They are old and should be checked or replaced. Glass could fall and hurt someone resulting in a lawsuit to the owner of the apartment.

FLOODING:

The lower garages are subject to flooding during heavy rains. Residents are responsible for all of their property in the basement garages. The Association is not liable for any damages.

PARKING:

Illegally parked cars will be towed without warning.

DRAINS:

Kitchen drains and bathroom drains are the responsibility of the apartment owner and should be cleaned periodically. The Association has the main drains cleaned periodically.

LAUNDRY ROOM:

To help eliminate overflow problems with washers, please do not start washers all at one time (stagger the starting times) and use only 1/2 cup of detergent.

AUTOMOBILES:

Do not leave valuables in automobiles. The Association is not responsible for any losses.

TV'S & STEREOS:

Please keep volumes turned down so as not to disturb your neighbors.

RECYCLING:

Take all recyclable items - glass, aluminum cans, newspaper, etc., down to the basement where bins are located.

HONO HALE TOWERS HOUSE RULES

The purpose of these House Rules is to protect all owners and occupants from annoyance and nuisance caused by improper conduct and improper use of Hono Hale Towers, and to provide for the maximum enjoyment of the premises. All owners and occupants, members of their families and guests shall be bound by these House Rules and standards of reasonable conduct whether covered by these House Rules or not.

I. DEFINITIONS:

As used herein, the following terms shall have the meaning hereinafter set forth:

- a. "Occupants" shall mean owners of apartments in Hono Hale Towers and their lessees or tenants, and their family members.
- b. "Premises" shall mean and refer to the Hono Hale Towers, its buildings and grounds.
- c. "Common elements" shall mean all general areas used by occupants.
- d. "Apartment" shall have the same meaning as in the Declaration.

II. OCCUPANTS AND GUESTS

- a. New occupants (owners or renters) must notify the Resident Manager before moving in, and fill out identification card. This information is for the security of all at Hono Hale Towers so the Resident Manager knows who lives here. All people living in the apartment should be listed on the card.

HONO HALE TOWERS HOUSE RULES

- b. Notify the Resident Manager to have occupant's name and code entered on the Enterphone board and mailbox.
- c. Occupants shall be responsible at all times for the reasonable conduct of their guests. Any occupant who is requested by the Managing Agent to take action respecting the conduct of his guests shall comply promptly.

III. APARTMENTS

- a. Repairs and maintenance of apartments are the responsibility of each occupant. All occupants shall maintain their respective apartments, and the equipment and fixtures located therein, in such manner so as not to cause damage to other apartments the common elements or to interfere with the rights of other occupants. This includes keeping apartments clear of insects, termites and other pests. Property agent or owner shall have the right, upon reasonable notice to the occupant, to enter the apartment to inspect for compliance with this provision.
- b. No machinery, heating devices or air conditioning apparatus shall be installed in the apartment without the prior written approval of the Board of Directors.

IV. APPEARANCE OF BUILDING

- a. All of the common elements and limited common

HONO HALE TOWERS HOUSE RULES

elements, including, but not limited to the exterior surfaces of the building, doors, passageways, and grounds shall be used and decorated only as permitted by the Board of Directors. No alteration, installation, repairs, or changes of any nature whatsoever shall be made to the exterior surface of the buildings without the prior written approval of the board.

- b. Items of personal nature, including but not limited to furniture, plants, toys, and other articles shall not be placed, kept, or stored except within the apartment. Nothing shall be placed at any time in the elevators or on the stairways and other access-ways.
- c. No clothes, towels, rugs, mops, laundry, bikes, or any other item, other than drapes on windows, shall be hung on or from walls, doorways, or windows, railings, or on the lanai in such a manner as to be in view of persons outside the building.
- d. No sign of any nature shall be placed, erected, or otherwise affixed to any window, exterior surfaces of the doors of apartments or of the buildings without the prior written approval of the board.
- e. All drapes, curtains, or shades used in windows should be white or off-white, or be lined with white

HONO HALE TOWERS HOUSE RULES

Or off-white, so that the apartment building will give a uniform exterior appearance. Occupants may use any color drapes inside as long as they are lined so that colors other than white or off-white do not show on the outside.

- f. Addition of tinted glass on lanai doors, and installation of screen doors fronting lanai, will be allowed only within the tint and style approved by the Board of Directors.

- g. Notwithstanding anything to the contrary contained in the Declaration, By-Laws, or these House Rules, but subject to Paragraph 11(d) of the Declaration, handicapped persons shall: (1) be permitted to make reasonable modifications to their apartments and/or the common elements, at their expense, if such modifications are necessary to enable the case may be; and (2) be allowed reasonable exemptions from the Declaration of the by-Laws, and these House Rules, when necessary, to enable them to use and enjoy their apartments and/or the common elements, provided that any handicapped person desiring to make such modifications or desiring such an exemption shall so request in writing. That request shall set forth, with specificity, and in detail, the nature of the request and the reason that the request party needs to make such modification or to be granted such an exemption.

HONO HALE TOWERS HOUSE RULES

The Board of Directors shall not unreasonably withhold or delay its consent to such request shall be deemed to be granted if not denied in writing, within forty-five (45) days of their Boards receipt thereof or of any additional information reasonably required by the Board in order to consider such request, whichever shall last occur.

V. COMMON ELEMENTS

- a. Furniture other than that provided by the Association, shall not be used in the lobby, hallways, and other common areas. Such furniture as may be provided by the Association shall not be removed from the areas.
- b. Users of all common areas shall be responsible for the removal of all article brought thereto by them, including books and magazines, at the time they leave the areas.
- c. Elevators shall be used primarily for the transporting of occupants and their families and guests. In transporting packages and merchandise or large objects, occupants and their families and guests shall try to avoid "rush hours" in the early morning and late afternoon.
- d. When moving furniture or other large items, the Resident Manager must be notified to put pads in the elevator. Contact the Resident Manager to lock the elevator door open.
- e. The elevators shall not be used for recreational

HONO HALE TOWERS HOUSE RULES

- purposes of any nature whatsoever.
- f. Storage rooms are available for occupants. Contact the Resident Manager for entry. All items must be boxed and labeled or tagged. Hono Hale Towers Association will not be responsible for damages, theft, or loss of any kind.
 - g. All mailboxes must have occupant's name and apartments number apparent to mail-person. Those desiring may request name affixed to box door. IN SUCH CASES, OCCUPANT MUST POST NAME AND APARTMENT NUMBER INSIDE BOX IN SPACE PROVIDED.
 - h. Mail will be picked up when placed in outgoing box.
 - i. No washing of cars permitted within common elements.

VI. SECURITY, KEYS, AND LOCKOUTS

- a. Lobby, laundry room, pool, lawn area, and pool restroom are all to be kept locked for security reasons. Occupant's front door (building) key fits the laundry room, pool, restrooms, and recreation area.
- b. No personnel of Hono Hale has keys to the units. IN CASE OF A LOCKOUT YOU MUST CALL A LOCKSMITH.

CAUTION! THERE IS NO LOCKOUT SERVICE!

HONO HALE TOWERS HOUSE RULES

VII. NOISE

- a. No occupants shall make or permit any "disturbing noises" in the building or on the premises at any hour, nor do or permit anything to be done which will interfere with the rights, comfort and convenience of decorum of all other occupants of their apartments and their guests. "Disturbing noises" shall include but not be limited to shouting, stomping, ball playing and dropping of heavy objects.
- b. Volume of radio, television sets, hi-fi stereo sets, and musical instruments shall be kept down so as to avoid disturbing neighbors.

VIII. FIRE SAFETY

- a. No flammable fluids, such as gasoline, kerosene, naphtha, or other articles deemed extra hazardous to life, limb or property shall be brought into the buildings.
- b. No barbecuing or open flames of any type shall be allowed on lanais or entrance balconies.
Barbecuing is to be done only in the barbecue area provided by the association.
- c. No footwear or any other items are to be left outside apartment doorways. This is a Fire Department ruling. Guests should be asked to leave footwear inside apartment.

HONO HALE TOWERS HOUSE RULES

IX. LITTER AND RUBBISH

- a. No rugs, drapes, or any other items should be dusted or beaten on the stairways or access ways, nor shall dust, rubbish, or litter be swept from any apartment into the hallways, walkways, accessways or off lanais.
- b. All garbage, rubbish and other trash deposited in the trash chute or trash can must be wrapped. No bottles, cans, boxes, or any breakable, bulky or flammable objects shall be placed in the trash chute. All boxes are to be flattened and taken to the trash bin room on the ground level and not put down the chute.
- c. All trash deposits in the chute must be made after 7:00 a.m. and before 10:00 p.m.

X. PETS

- a. No livestock, poultry, cats, dogs or other animals whatsoever shall be allowed or kept in any part of the buildings except that aquarium fish, or caged birds in reasonable number may be kept by occupants in their respective apartments. Such pets shall not be kept, bred or used therein for any commercial purpose, nor allowed in any common elements except in transit when carried. Pet owners are responsible for the IMMEDIATE CLEAN-UP after their pets. Any pet causing a nuisance or unreasonable disturbance to any occupant of the

HONO HALE TOWERS HOUSE RULES

buildings shall be permanently removed therefrom promptly upon notice by the Board of Directors or Managing Agent.

- b. Handicapped occupants may keep certified guide dogs, signal dogs, or other animals depended upon handicapped guests of occupants. If such animal causes a nuisance or unreasonable disturbance, the handicapped owner thereof will be given an opportunity to rectify the problem by measures which fall short of the ejection of the animal from the premises. Ejection of such animal shall required only if less drastic alternatives proves unsuccessful or would be futile. If the Board determines that such an animal, and the animal in question will be permitted to remain at the premises during that time to attempt to obtain a suitable substitute animal, and the animal in question will be permitted to remain at the premises during that time, provided that the problem is controlled to a sufficient degree that the continued presence of the animal during that time does not constitute an unreasonable imposition upon other residents.

XI. PARKING AND PARKING STALLS

- a. Occupants have been assigned specific parking stalls for their exclusive use, and all occupants shall use only such stall as are specifically assigned to them. Parking stalls are for the occupant's vehicle

HONO HALE TOWERS HOUSE RULES

- only. Stalls may not be used as storage areas.
- b. Occupants must keep their stall clean from grease and litter.
- c. Only one vehicle per stall.
- d. Occupants are responsible for any damage caused by their vehicle to common elements.
- e. Occupants are responsible for directing proper parking by their guests. There are guests parking stalls and on-street parking.
- f. Unauthorized motor vehicles in the parking area will be towed away at the expense of the owner or user of such vehicle.
- g. Repairs of vehicles other than emergency repairs, are not permitted. Inoperable vehicles may not be stored in parking stalls, other than for a reasonable time to arrange to repair or tow away.
- h. Parking area and driveways shall not be loitered in or used for recreational activities of any nature whatsoever.
- i. Bicycle racks are available in each building's basement for the use of residents. See Resident Manager for access key.
- j. No washing of cars permitted in parking stalls.

XII. LAUNDRY ROOM

- a. The hours of the Laundry Room are from 6:00 a.m. to Midnight.
- b. Be sure to watch the volume of detergent you are

HONO HALE TOWERS HOUSE RULES

putting into the washers. Too much "suds" cause an overflow in the pipes and apartments. The recommended quantity is 1/2 cup of detergent.

- c. For the comfort of other residents, empty your washer or dryer when it is done. Washers take 25 minutes: dryers take 15 minutes.

XIII. POOL AREA/SWIMMING POOL

- a. "Pool area" is defined as the pool deck. "Recreation area" is pool deck and lawn.
- b. Pool area furniture provided by the Association shall not be misused, damaged, or removed from the pool deck.
- c. Users of the recreation area are responsible for the removal of all articles brought there by them, such as towels, books and magazines, at the time they leave the area.
- d. No vehicles, bicycles, or other devices of any nature (except for vehicles relied upon by handicapped persons for mobility) shall be operated in the recreation area. No balls of any kind may be used.
- e. No bottles, drinking glasses or other breakable objects shall be allowed in the pool area.
- f. No food is allowed in the pool area.
- g. No one is allowed in the recreation area or on the pool deck or in the swimming pool between the hours of 9:00 p.m. and 8:00 a.m.
- h. Running, pushing, horseplaying, excessive yelling

HONO HALE TOWERS HOUSE RULES

- or other disturbing conduct will not be permitted in pool area.
- i. NO LIFE RAFT, TOYS, OR TOY FLOTATION DEVICES SHALL BE PERMITTED IN THE POOL AREA.
 - j. Showers shall be taken BEFORE entering the pool.
 - k. Any person having any disease generally accepted by the medical community as communicable through casual conduct, must not use the pool.
 - l. Spitting and blowing the nose in the pool are strictly prohibited.
 - m. Bobby pins, hair pins, and other such items shall be removed before entering the pool.
 - n. There are no specific age limits upon children's unsupervised use of the pool and pool area. However, parents and/or guardians are responsible for the safety and conduct of their children and are expected to utilize reasonable judgement in determining whether such children should be supervised by a responsible adult when utilizing the pool or pool area.
 - o. Volumes of radios, tape recorders, etc., must be kept at a very low level.
 - p. All persons must dry themselves before entering the lobby area.
 - q. The pool area is for exclusive use of all occupants and their guests. Occupants are responsible for the conduct of their guests.

HONO HALE TOWERS HOUSE RULES

- r. There is only 5 people allowed on the pool deck per apartment.

XIV. POOL/LAWN/PARTIES

- a. Any gathering of 16 people or fewer does not require prior approval of the Board of Directors.
- b. Requests for any parties of 17 or more people using the recreation area shall require a written approval of the Board of Directors.
- c. A deposit of \$50.00 is required for all parties 17 or over. This will be refunded only if the recreation area has been left in a clean and undamaged condition, and if there were no rule violations.
- d. Host or hostess must be an occupant who is eighteen years of age or older and be responsible for all conduct and safety, plus be liable for any damages to common elements.
- e. No alcoholic beverages may be consumed by peoples under 21 years of age.
- f. All parties shall conform to the quiet hours and end at 9:00 p.m.
- g. All parties shall not have no more than 25 people at a time.
- h. Only 5 people at a time shall swim or use the pool deck at a time.
- i. There shall be no ball playing of any kind.

HONO HALE TOWERS HOUSE RULES

XV. AMENDMENTS TO HOUSE RULES

- a. These House Rules are subject to change from time to time by the Board of Directors pursuant to section 4 of Article IV of the By-Laws.

**HONO HALE TOWERS
REVISED HOUSE RULES
(Effective September 25, 2015)**

ARTICLE IV. APPEARANCE OF BUILDING

LANAI / STORAGE HOUSE RULE AMENDMENT

In accordance with the Article IV of the By-laws of the Association of Apartment owners of Hono Hale Towers, notice is hereby given to all apartment owners that the Board of Directors approved the following Lanai/Storage amendment:

- Lanais may be furnished only with potted plants in containers to prevent water from leaking onto the lanais, tables, chairs and lounges. All lanai furniture must have protective footings to prevent any scraping of lanai deck coating.
- Any damage due to furniture scraping of the lanai deck coating will be the owner's responsibility.
- Storage containers will be allowed that are no higher than the lanai railing.
- No metal storage containers will be allowed.